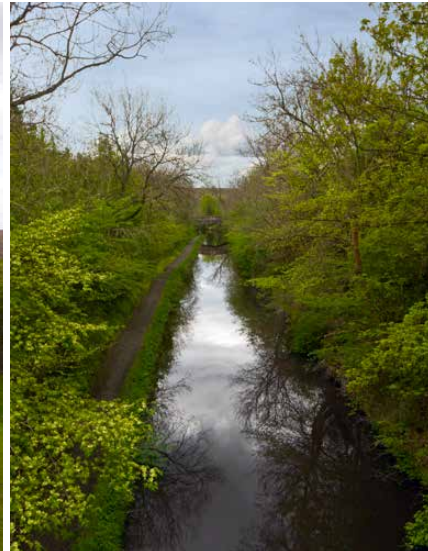




West Lothian



Winchburgh is centrally located and has great links to Glasgow, Edinburgh, and Stirling utilising both Uphall (approximately six miles) and Linlithgow (approximately five miles) train stations. The M8 and M9 motorway networks are easily accessible as well as Edinburgh Airport and the Forth Bridges. A regular bus service also serves the community well. Livingston town centre and the MacArthur Glen retail outlet are

approximately nine miles away. The community schooling is served by Holy Family primary school and Winchburgh primary school, the secondary schools are St Margaret's Livingston and Linlithgow Academy. The village offers beautiful walks along the Union canal to both Edinburgh and Linlithgow and the fantastic Niddrie Castle 18-hole golf course.

6 Hillend View



McEwan Fraser Legal are delighted to bring to the open market this four bedroom detached family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property consists of a welcoming hallway with storage. The bright and airy lounge allows for free standing furniture and different configurations as well as access to the dining room through double doors. The downstairs cloakroom comes with wash hand basin and W/C. There is a room just off the hallway

which could be used for a multitude of purposes, kids playroom, office/study or a further bedroom.

The kitchen/dining room benefits from floor to ceiling units, hob, hood, oven, generous sized storage cupboard and space for fridge freezer and dishwasher. The dining area provides ample space for a family dining table as well as access to the back garden via patio doors. The utility room has space for a washing machine and provides more storage and access to the side of the property.

On the upper-level access to the attic can be found. There are four good sized bedrooms, all bright and airy and allowing for freestanding furniture. Two of the rooms also benefit from built-in storage. The large mas-

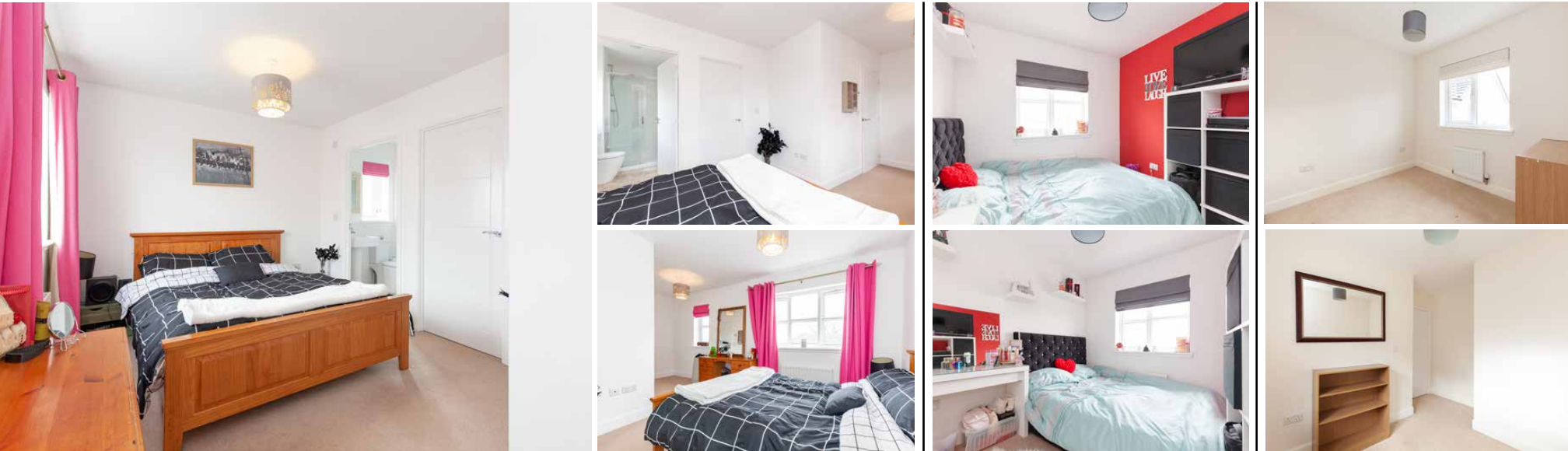
ter bedroom also comes with a deep walk-in wardrobe an En-suite with wash hand basin, W/C and walk-in shower from mains.

The family bathroom completes the property internally with bath, wash hand basin, walk-in shower and W/C.

Externally the front garden is laid to lawn. The secure back garden is laid to lawn, has a patio area and decking. There is a single garage with power and light and driveway.

The property also benefits from gas central heating, double glazed windows, and alarm system.





Specifications

Approximate Dimensions
(Taken from the widest point)

Room	Approximate Dimensions
Ground Floor	
Living Room	5.20m (17'1") x 3.03m (9'11")
Kitchen	7.94m (26'1") x 3.00m (9'10")
Study/Bedroom 5	2.64m (8'8") x 2.29m (7'6")
Utility	1.70m (5'7") x 1.65m (5'5")
WC	2.64m (8'8") x 1.28m (4'2")
First Floor	
Bedroom 1	5.30m (17'5") x 2.95m (9'8")
En-suite	2.19m (7'2") x 1.50m (4'11")
Bedroom 2	3.77m (12'4") x 2.55m (8'4")
Bedroom 3	3.06m (10'1") x 2.52m (8'3")
Bedroom 4	3.09m (10'2") x 2.55m (8'4")
Bathroom	2.66m (8'9") x 1.89m (6'2")

Gross internal floor area (m²): 123m²

EPC Rating: C



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