

35 Miller Street

WINCHBURGH, WEST LOTHIAN, EH52 6WP



*IMPRESSIVE FOUR-BEDROOM
DETACHED HOUSE*



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McEwan Fraser is delighted to present this impressive four-bedroom detached house to the market. The property is presented to the market in excellent internal condition. The property benefits from gas central heating, double glazing, a landscaped rear garden, and a double driveway. This substantial home sits at the end of a cul-de-sac making it particularly well-suited for a family with young children.

You enter the property to find a wide and welcoming spacious hallway that has a ground-floor WC. The hallway gives access to the large kitchen/dining area, living room and another separate dining area. The living room is front-facing and naturally bright.

The whole ground floor is neutrally decorated and carpeted, the living room has plenty of space for a variety of different furniture arrangements that will give a new owner plenty of flexibility to create their ideal entertaining space.



The kitchen is simply stunning, running the majority width of the property. This gives a huge amount of flexible floor space for a large dining table. The kitchen itself boasts a full range of base and wall-mounted units which provide plenty of prep and storage space. There is a full range of integrated appliances including a gas hob, a double oven, a dishwasher, and a fridge freezer. French doors open onto a patio. There is also an additional dining room that could also be used as another lounge/family room.





Dining Room





Upstairs, the first-floor landing gives access to all four bedrooms, the family bathroom, and a large loft space for additional storage. Bedroom one is the largest bedroom and enjoys fitted wardrobes, and a modern en-suite, there is ample space for a full suite of bedroom furniture. Bedroom one also looks out onto a stunning green space. The en-suite shower room is partially tiled and finished with a white suite which includes a large walk-in shower. The second, third, and fourth bedrooms are all doubles. Internal accommodation is completed by the family bathroom which is partially tiled and finished with a three-piece white suite.





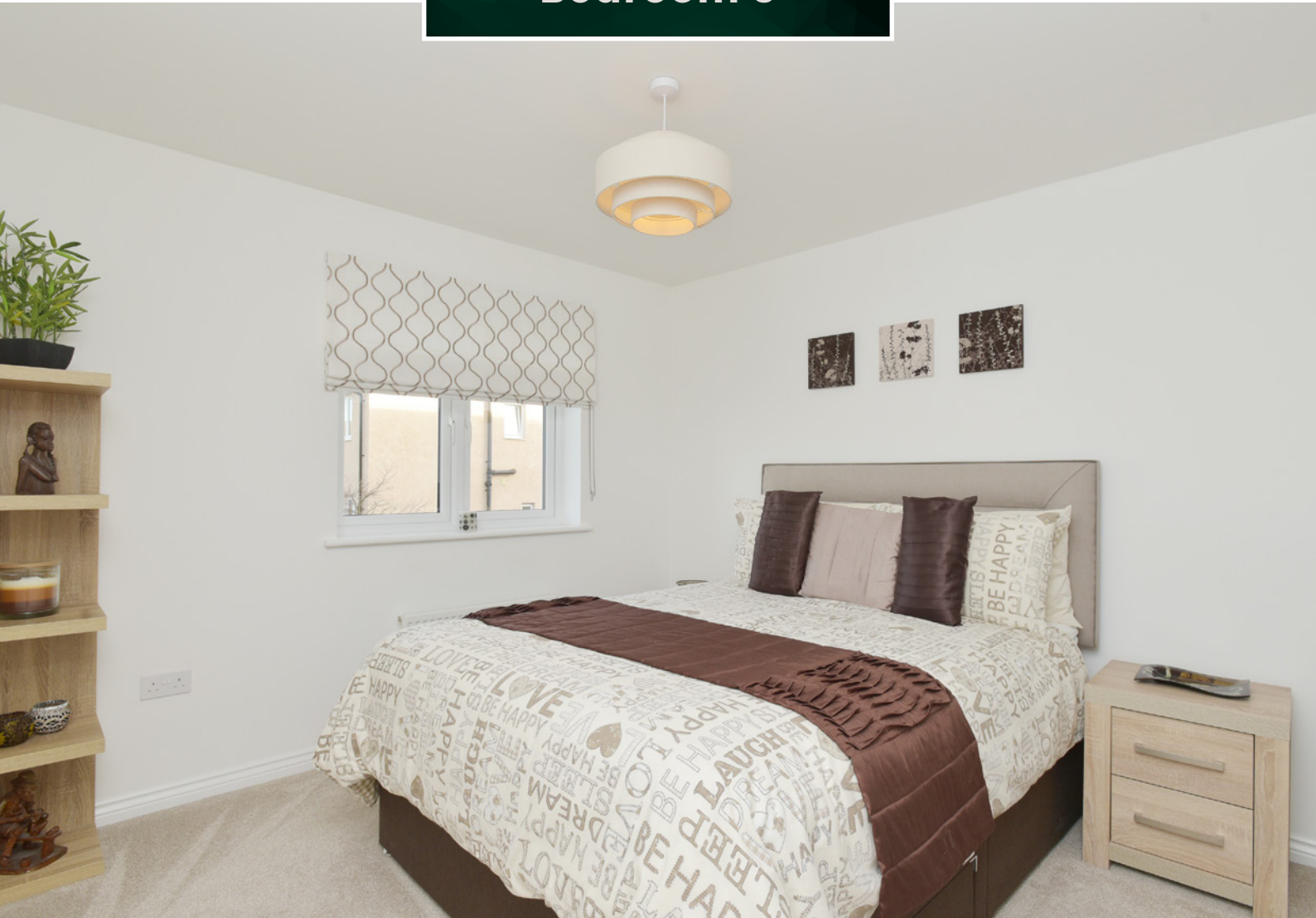


Bedroom 2





Bedroom 3

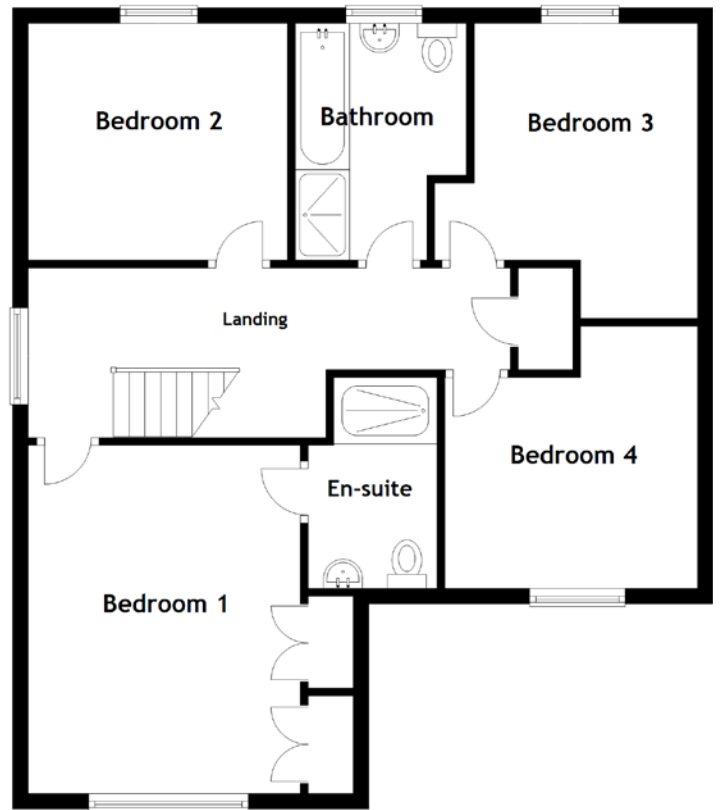
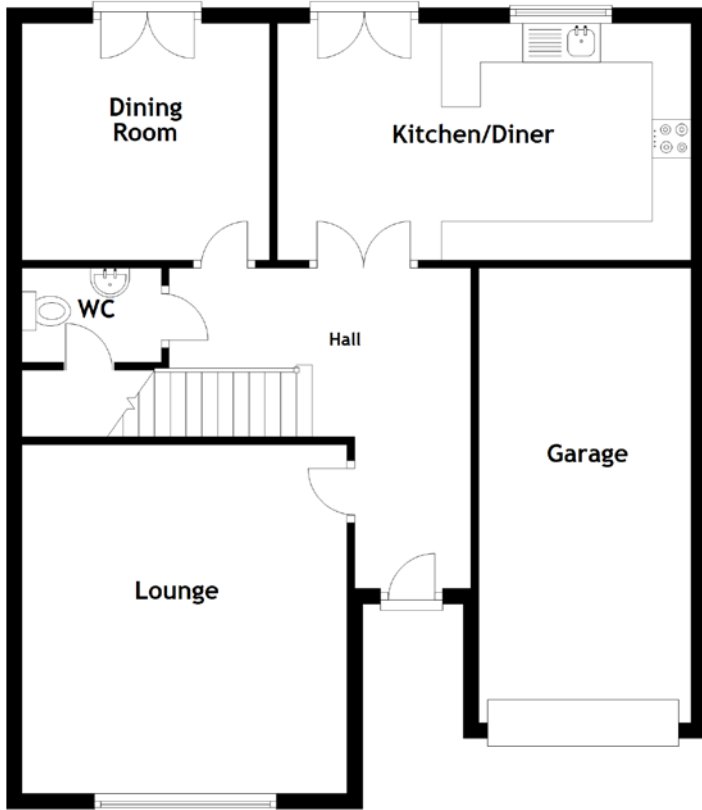




Bedroom 4







Approximate Dimensions

(Taken from the widest point)

Lounge	4.49m (14'9") x 4.18m (13'9")
Kitchen/Diner	5.32m (17'6") x 3.05m (10')
Dining Room	3.19m (10'6") x 3.05m (10')
Bedroom 1	4.48m (14'8") x 3.50m (11'6")
Bedroom 2	3.34m (10'11") x 3.05m (10')
Bedroom 3	3.80m (12'5") x 1.50m (4'11")
Bedroom 4	3.25m (10'8") x 2.71m (8'11")

Bathroom	3.05m (10') x 2.20m (7'3")
En-suite	2.71m (8'11") x 1.66m (5'5")
Garage	5.85m (19'2") x 2.73m (9')

Gross internal floor area (m²): 137m²

EPC Rating: C



Externally, the property has a mono-blocked double driveway and a front garden laid to lawn in keeping with neighbouring properties. The rear garden had been landscaped and includes a generous patio and a substantial lawn, perfect for entertaining.





Situated next to the picturesque Union Canal within tranquil countryside, Winchburgh offers a delightful village atmosphere only 12 miles from the heart of Edinburgh City Centre. The village has a newly built Primary School with adjoining nursery, 2 newly built Secondary Schools, sports hub with swimming pool, community centre, Sainsburys Local, shops, eateries, hotel, a butcher, a Post Office, medical centre and pharmacy with Broxburn, South Queensferry and Kirkliston providing additional amenities. Leisure facilities include golf and bowling clubs with the Union Canal having a cycle path alongside. Winchburgh is ideally placed for the commuter with a regular bus service taking you to the centre of Edinburgh whilst major access roads together with Edinburgh International Airport allow for ease of travel out with the area. It is also worth noting that current redevelopment projects include a canalside marina along with an adventure waterpark at Daisy Park.

The Location



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