

5 Glendevon Farm Place

WINCHBURGH, EH52 6WS



Large modern four bed detached villa



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McEwan Fraser is delighted to present this substantial, four-bedroom, detached house to the market. Originally built by Stewart Milne Homes in 2015, this style of house was known as 'The Crathes' and is one of the largest house styles constructed in Winchburgh's New Village. Double fronted with a detached garage, this impressive property includes over 2000ft² of living space which includes four large generous double bedrooms, three public rooms and a large dining kitchen. The property also enjoys an excellent position at the end of a small cul-de-sac of only two houses. With no traffic passing the front door, the property is particularly suitable for a young family.

THE FAMILY ROOM & STUDY



Internally, the ground floor accommodation is very flexible and there is enormous scope for a new owner to create their ideal living space. To the front of the property, there are two public rooms which are currently used as a family room and study. Either of these rooms could be utilised as a more formal dining room or both used as home offices by a professional couple needing separate workspaces.

THE LIVING ROOM



The main living room is especially spacious and includes French doors opening onto the rear garden. Offering excellent floor space, the living room is naturally flexible and numerous different furniture configurations are possible. These public rooms are arranged around a generous central hallway with WC and integrated storage.



The hallway also gives access to the dining kitchen with an attached utility room that completes the ground floor accommodation. The kitchen itself includes a good range of based and wall mounted units with quartz worktops and a tiled splashback. The kitchen offers an enviable amount of prep and storage space alongside a range of integrated appliances. An attached utility room gives extra storage and laundry facilities.

THE KITCHEN/DINER



THE UTILITY & WC

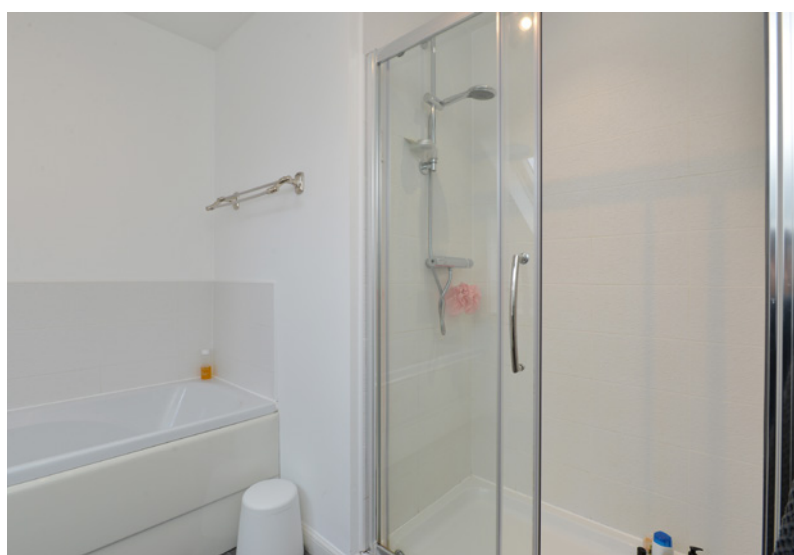




Climbing the stairs, there are four double bedrooms, two of which are en-suite, family bathroom and access to a large loft for additional storage. The substantial master bedroom is rear-facing and includes ample floor space for a full suite of furniture, a dedicated dressing area with two integrated wardrobes, and a full-sized en-suite bathroom with his and her sinks, bath, and separate shower.

THE MASTER BEDROOM





The second bedroom faces the front of the property and enjoys charming views over the adjacent duck pond. This spacious double benefits from a large integrated wardrobe and an en-suite shower room. The third bedroom is the largest after the master bedroom and is positioned above the kitchen. This means it enjoys a degree of separation from the other bedrooms making it an ideal choice for a noisy teenager. The final bedroom overlooks the front of the property and is slightly smaller but still a workable double bedroom.

BEDROOM 2



BEDROOM 3



BEDROOM 4



THE BATHROOM



Accommodation is completed by the family bathroom which is partially tiled and includes a white three-piece suite with a separate shower.

Externally, the property sits behind a generous front garden which is laid to lawn. To one side, a monobloc driveway can easily accommodate two cars and gives access to the detached garage. The rear garden has been thoughtfully landscaped with mature bedding areas behind a retaining wall, a level garden with mature lawn and a paved patio area.

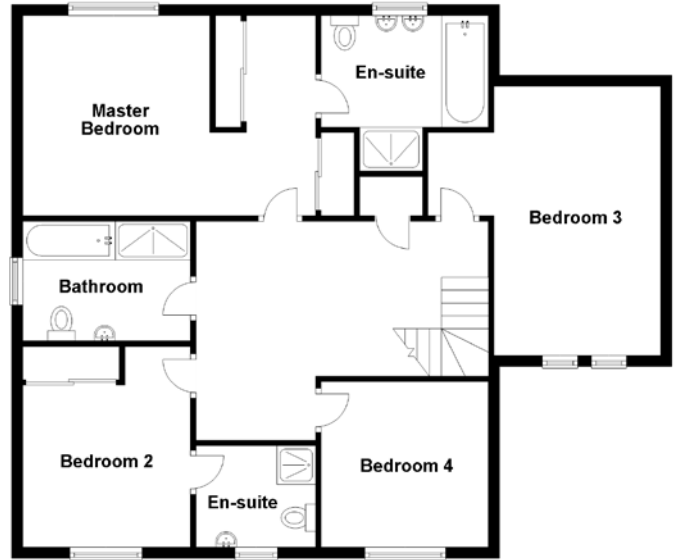
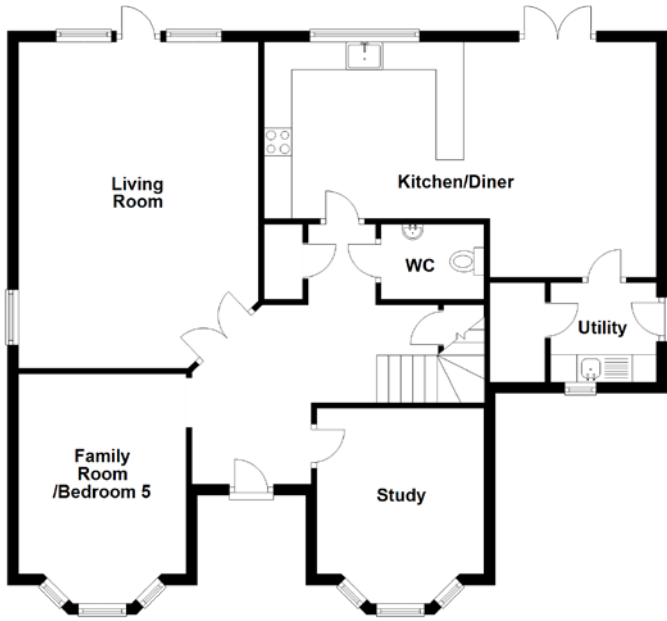
This is a substantial family home with all the modern conveniences you would expect to see. Viewing is essential to fully appreciate the proportions and unique position of the house.

THE GARDEN & VIEW





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|-------------------|--------------------------------|
| Living Room | 5.91m (19'5") x 4.35m (14'3") |
| Kitchen/Diner | 7.11m (23'4") x 4.26m (14') |
| Utility | 1.92m (6'4") x 1.80m (5'11") |
| WC | 1.87m (6'2") x 1.36m (4'6") |
| Family Room/Bed 5 | 4.16m (13'8") x 3.04m (10') |
| Study | 3.54m (11'7") x 3.03m (9'11") |
| Master Bedroom | 5.31m (17'5") x 3.60m (11'10") |

| | |
|-----------|------------------------------|
| En-suite | 2.86m (9'5") x 2.02m (6'8") |
| Bedroom 2 | 3.64m (11'11") x 3.05m (10') |
| En-suite | 2.11m (6'11") x 1.84m (6') |
| Bedroom 3 | 4.88m (16') x 4.23m (13'10") |
| Bedroom 4 | 3.08m (10'1") x 3.04m (10') |
| Bathroom | 3.04m (10') x 2.17m (7'1") |

Gross internal floor area (m²): 194m²

EPC Rating: B

THE LOCATION

Winchburgh lies approximately 12 miles west from the centre of Edinburgh and offers a good selection of amenities and services including a community centre, bowling club and two primary schools.





The main street hosts two small supermarkets, a pharmacy, food takeaways and an award winning butcher. Residents can take the scenic 13 mile route to Edinburgh using the cycle path which runs adjacent to the Union Canal. The historic Royal Burgh of Linlithgow lies only 6 miles to the west and offers a range of boutique shops, cafés, restaurants and outdoor activities at Linlithgow Loch and Beecraigs Country Park. Winchburgh is undergoing significant development and over the next few years this will deliver a wide range of new facilities to include new schools, a new town centre, a motorway junction on the M9 and a new rail station. Furthermore, the Winchburgh canal marina, just east of the new town centre, will provide a range of leisure facilities, cafés and restaurants.



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