




McEwan Fraser Legal

Solicitors & Estate Agents

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WINCHBURGH, WEST LOTHIAN, EH52 6WH



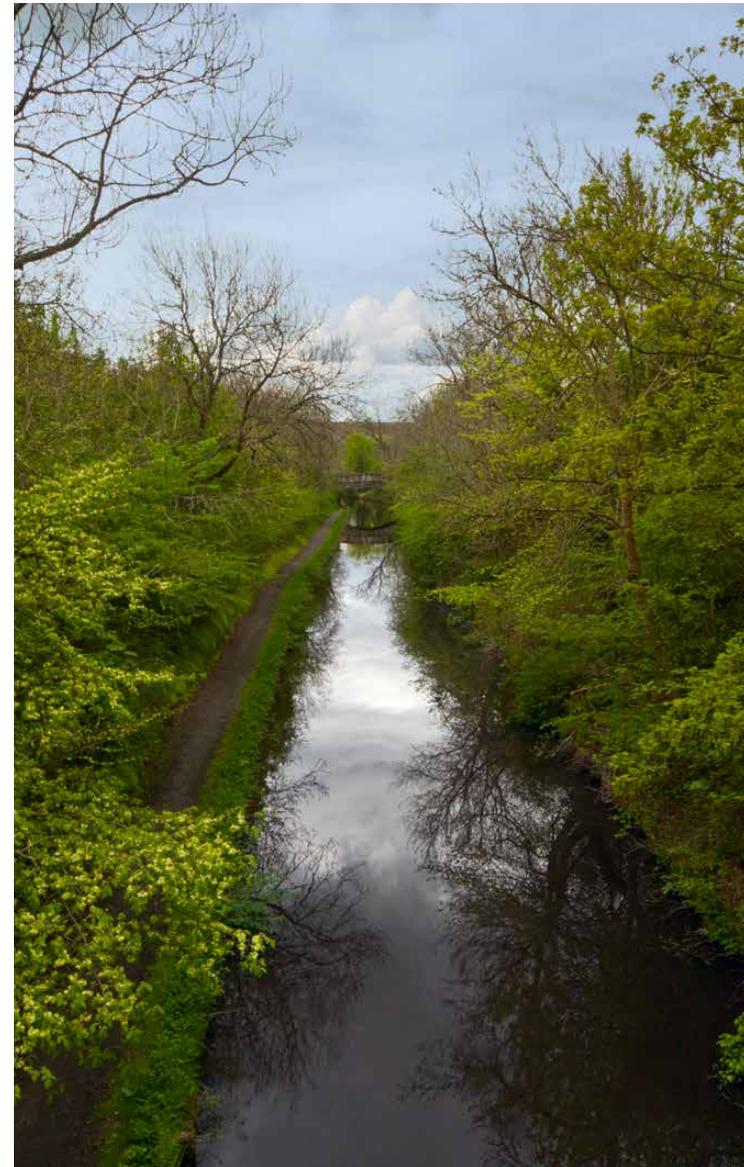
WINCHBURGH

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.

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.

Livingston town centre and the MacArthur Glen retail outlet are approximately nine miles away.





38 MILLCRAIG PLACE

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 downstairs cloakroom comes

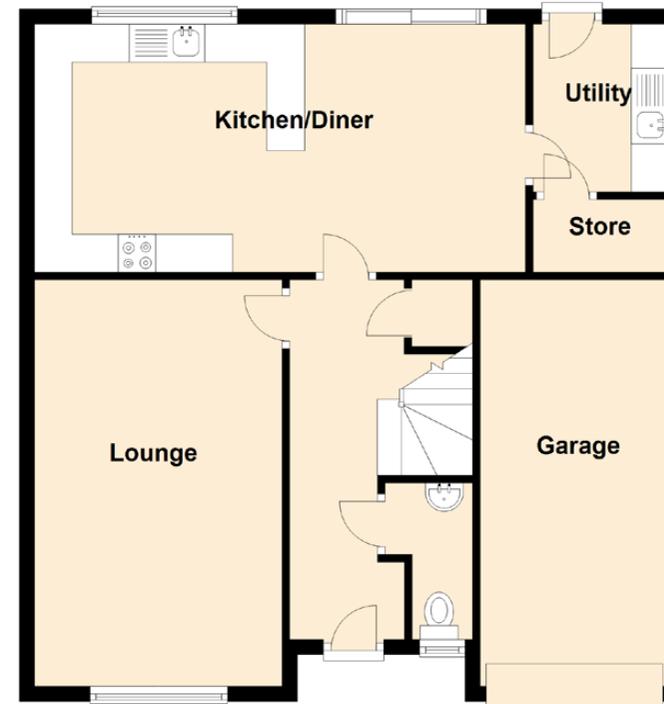
with a wash hand basin and WC. The bright and airy lounge allows for free standing furniture and different furniture configurations. The kitchen/dining area comes with floor to ceiling units 5 ring gas hob, hood, double oven, integrated fridge freezer, dishwasher and also benefits from a breakfasting bar. There is ample space for a dining table for more formal entertaining. Access to the back garden can be found via French doors. The utility room has ample storage and space for a tumble dryer and washing machine and provides access to the back garden.



FIRST FLOOR

On the upper-level access to the attic can be found, there are four double bedrooms all bright and airy, three benefit from built-in storage and two have en-suites. The family bathroom completes the property internally with bath, wash hand basin and WC.

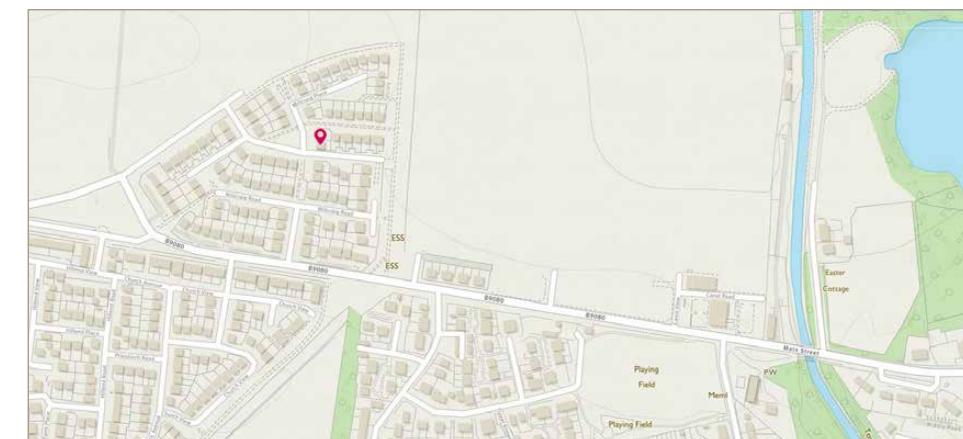
Externally the front garden is laid to lawn. A driveway leads to a single garage with power and light. The secure back garden is laid to lawn. The property also benefits from gas central heating, double glazing, and alarm. Early viewing is highly recommended.



Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	6.50m (21'4") x 3.28m (10'9")
Lounge	5.38m (17'8") x 3.28m (10'9")
Utility	2.22m (7'3") x 1.80m (5'11")
Master Bedroom	4.60m (15'1") x 4.30m (14'1")
En-suite	2.09m (6'10") x 1.44m (4'9")
Bedroom 2	5.03m (16'6") x 2.67m (8'9")
En-suite	1.55m (5'1") x 1.35m (4'5")
Bedroom 3	3.66m (12') x 2.76m (9'1")
Bedroom 4	3.08m (10'1") x 1.98m (6'6")
Bathroom	2.43m (8') x 1.97m (6'6")

Gross internal floor area (m²): 131m² | EPC Rating: B





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