

49 Millcraig Place

WINCHBURGH, BROXBURN, EH52 6WH



Three-bedroom semi with en-suite and garden - an ideal starter family home



0131 524 9797



www.mcewanfraserlegal.co.uk

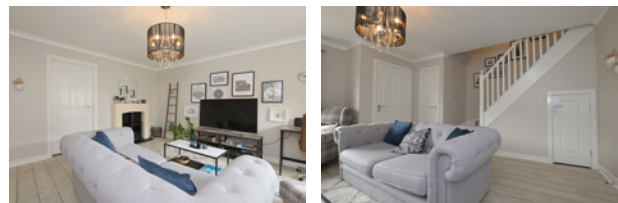


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present 49 Millcraig Place to the market. Set within a modern development in Winchburgh, number 49 is a stylish semi-detached home that offers the perfect balance of comfort, space and convenience, making it an ideal choice for a young family or first-time buyer.

THE LIVING ROOM

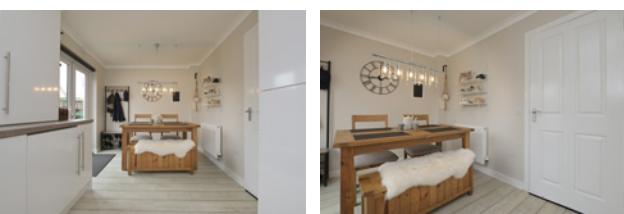


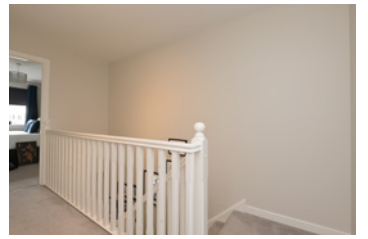
The property opens into a bright and welcoming hallway, leading through to the front-facing living room. This inviting space is finished in neutral tones and offers plenty of room for relaxing and entertaining, with the added benefit of useful under-stair storage. From here, the staircase rises to the upper level.

THE KITCHEN/DINER



To the rear, the dining kitchen forms the heart of the home. Sleek units and integrated appliances provide both style and practicality, while the dining area is perfectly placed beside patio doors that open directly onto the garden, creating a seamless flow for everyday living and summer gatherings. Completing the ground floor is a conveniently located WC.





Upstairs, a well-proportioned landing connects three double bedrooms. The principal bedroom is enhanced by fitted wardrobes and its own en-suite shower room, offering a private retreat. The two further doubles provide excellent versatility, ideal for children, guests or working from home. The accommodation on this level is completed by a fresh and modern family bathroom.

THE BATHROOM



BEDROOM 1



enhanced by fitted wardrobes and its own en-suite shower room, offering a private retreat



BEDROOMS 2 & 3



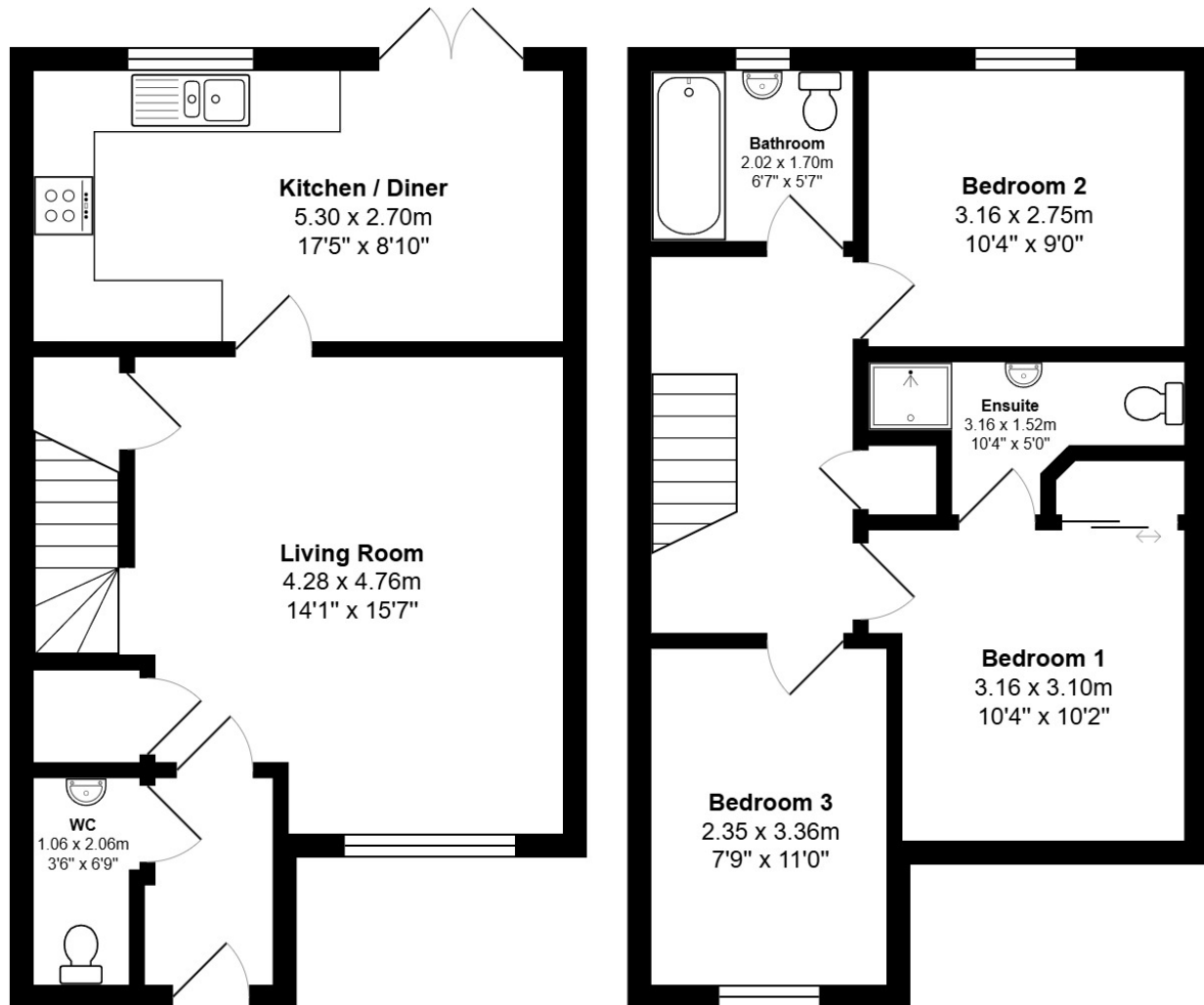
Externally, the rear garden has been designed with ease of maintenance in mind, offering a mix of patio, decking and artificial lawn, making it perfect for outdoor dining, play and relaxation.

With its modern interiors, enclosed garden and excellent location close to schools, shops and transport links, this property makes a superb starter family home.

EXTERNALS

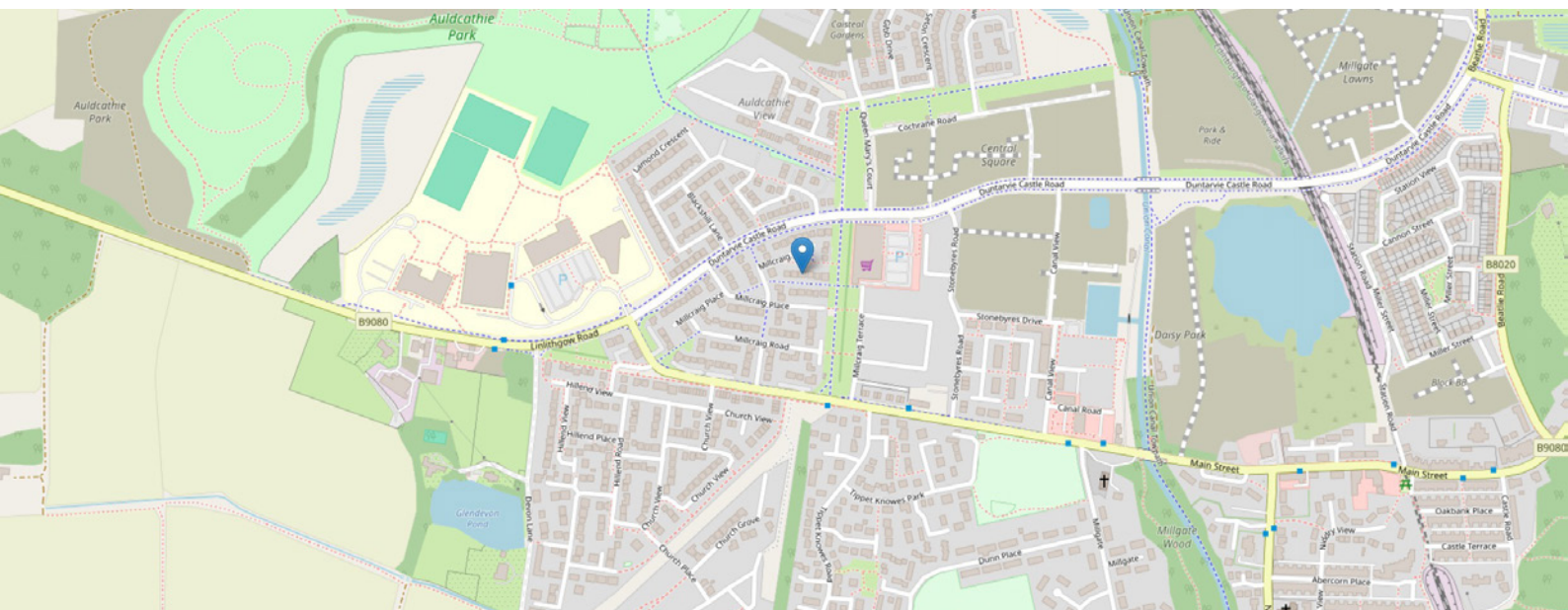


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 87m² | EPC Rating: B



THE LOCATION

Nestled within West Lothian's picturesque landscape, Winchburgh is a village on the rise, balancing rural charm with a modern vision for the future. What was once a quiet village has transformed into one of the most exciting and well-planned developments in Scotland, offering a wonderful lifestyle for families, professionals, and anyone looking for that ideal blend of countryside calm and commuter convenience.





The area is home to a growing number of amenities, including cafés, shops, play parks and walking routes, along with an exceptional new education campus which includes both primary and secondary schools, plus early years facilities. A strong sense of community runs through the heart of Winchburgh, and everything is thoughtfully designed with quality of life in mind. With the M9 and A89 already offering swift access to Edinburgh, Linlithgow and beyond.

Offering scenic surroundings, excellent schooling, and a bright future ahead, Winchburgh is more than just a place to live; it's somewhere to grow, to settle, and to be part of something truly special.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
EMMA LYNCH
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.