

# 15 Millcraig Place

WINCHBURGH, WEST LOTHIAN, EH52 6WH



*IMPRESSIVE FOUR BEDROOM  
PROPERTY WITH EXTENDED KITCHEN*



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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 and has benefitted from the conversion of the original garage. The additional living space has been opened into the kitchen creating a magnificent family living space. Internally, the property is presented in excellent condition and the accommodation also includes a formal living room, a utility room, four double bedrooms including an en-suite master, and a family bathroom. Further benefits include gas central heating, double glazing, a partially floored loft space, garden shed, a landscaped rear garden, and a large driveway taking up to three cars. 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 hallway that has integrated storage and a ground-floor WC. The hallway gives access to the kitchen and the living room. The living room is front facing and naturally bright with dual-aspect windows. 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.

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**The Lounge**





The kitchen is simply stunning. Originally running the full width of the property, the kitchen has now been further extended into what was originally an integral garage. This gives a huge amount of flexible floor space for a large dining table and a further suite of furniture to create a family room. 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. Laundry facilities are in an attached utility room. French doors open onto a patio.







Climbing the stairs, 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 obvious master bedroom and enjoys a Juliet balcony overlooking the front garden. There is ample space for a full suite of bedroom furniture alongside an integrated wardrobe. 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 1**







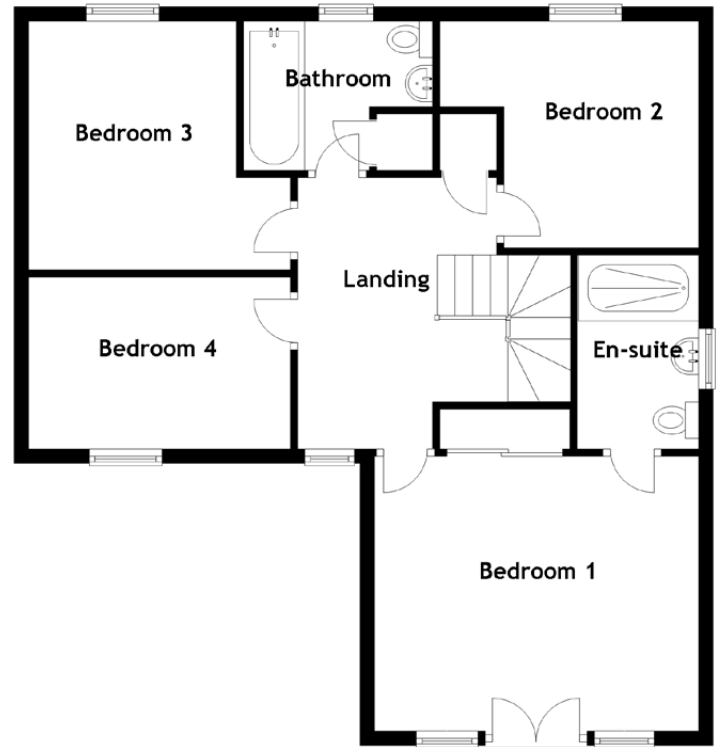
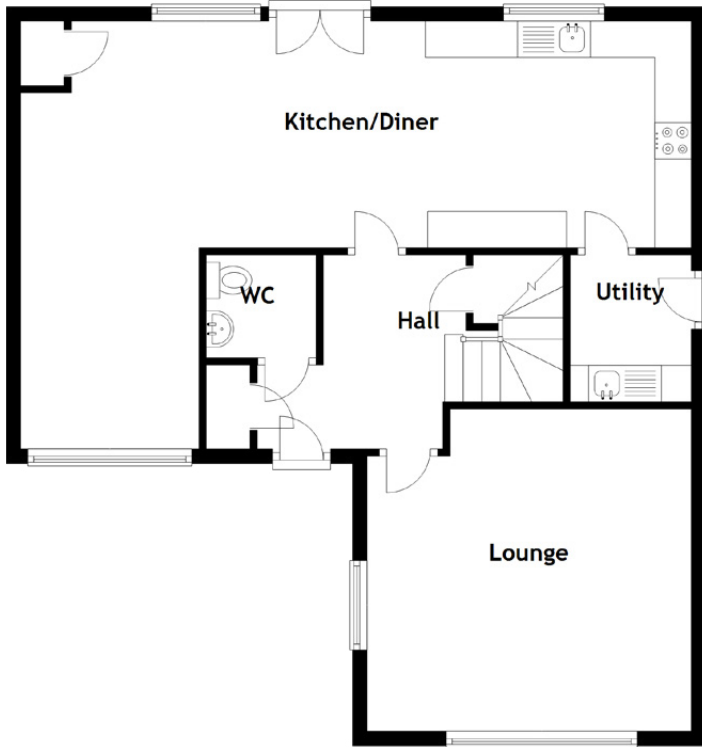
**Bedroom 2**





**Bedrooms 3&4**





**Approximate Dimensions**

(Taken from the widest point)

Kitchen/Diner	9.21m (30'3") x 5.88m (19'3")
Lounge	4.45m (14'7") x 4.43m (14'6")
Utility	2.02m (6'7") x 1.66m (5'5")
WC	1.51m (4'11") x 1.41m (4'8")
Bedroom 1	4.45m (14'7") x 3.78m (12'5")
En-suite	2.67m (8'9") x 1.67m (5'6")
Bedroom 2	3.56m (11'8") x 3.12m (10'5")
Bedroom 3	3.60m (11'10") x 3.42m (11'5")

Bedroom 4	3.60m (11'10") x 2.36m (7'9")
Bathroom	2.60m (8'6") x 2.05m (6'9")

Gross internal floor area (m<sup>2</sup>): 145m<sup>2</sup>

EPC Rating: B

Extras (Included in the sale): All flooring, most wardrobes, blinds, curtains & light fittings plus garden table & 4 chairs.



The property has a large mono-blocked driveway taking up to three cars, and a front garden laid to lawn and bound by a low decorative black steel railing and hedge. The south/west facing rear garden had been landscaped and includes a generous patio and a substantial lawn.





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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, Kirkliston and the historic town of Linlithgow 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 canal side marina along with an adventure waterpark at Daisy Park. The new Auldcaithie District Park stretches over 85 acres linking directly to the union canal.

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## The Location

nchburgh Sport  
Wellbeing Hub

Sinclair  
Academy

Sch

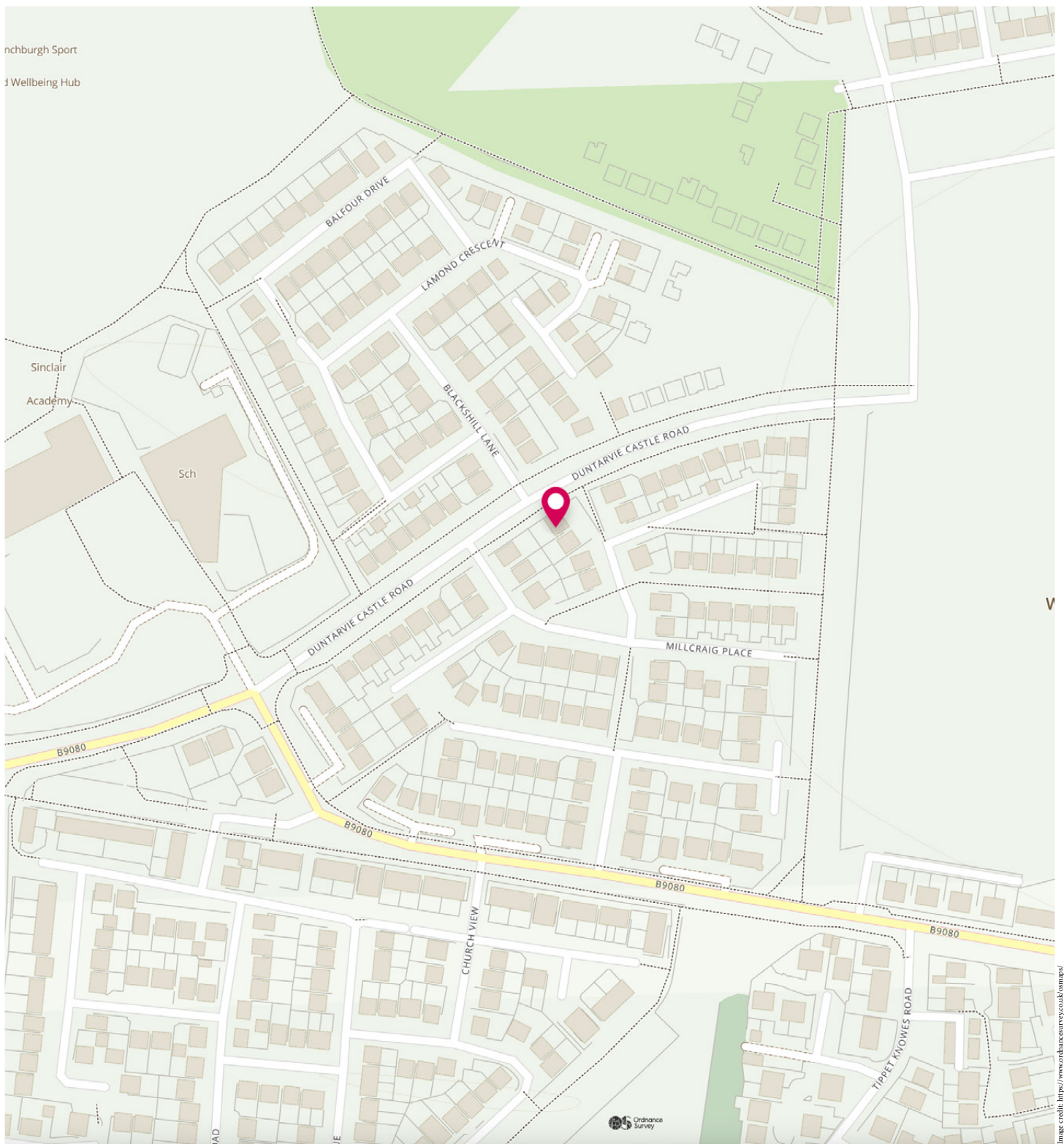


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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