



WWW.GIBSONSTATEAGENTS.COM

36 Miller Street, Winchburgh, West Lothian, EH52 6WP

DESCRIPTION

'A Stunning Family Home'

A modern detached villa situated in a preferred position of this extremely popular residential development. The property has been tastefully decorated to provide a home of considerable quality and charm, complimented with a host of features awaiting the successful purchaser including a feature wood burning stove in the lounge, bright and airy breakfasting kitchen with all the necessary appliances and French doors leading to the private fenced garden.

There are two public rooms to choose from and the home is complimented with four family double bedrooms with two en suite shower rooms. This home really can be described as 'walk-in' condition with viewing the only way to fully appreciate its many features.

- Welcoming reception hallway with useful storage and Lower level W.C.
- Bright and well proportioned lounge.
- Fabulous modern breakfasting kitchen with a host of appliances.
- Master bedroom with en-suite and fitted wardrobe.
- Three further double bedrooms.
- Bedrooms two & three enjoy the convenience of a 'jack & jill' en suite shower room.
- Stylish family bathroom with shower attachment.
- Fully enclosed rear garden.
- Single Garage.
- Mono-block driveway parking for two vehicles.

In addition the property benefits from double glazing, gas central heating and has the re-assurance of the balance of the builders NHBC certificate.



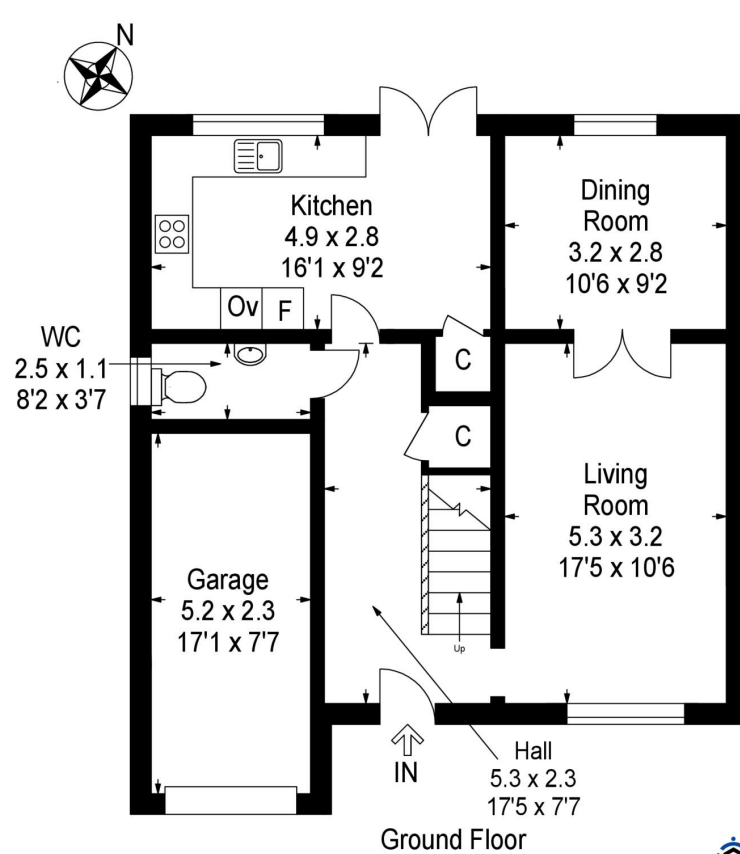


POA

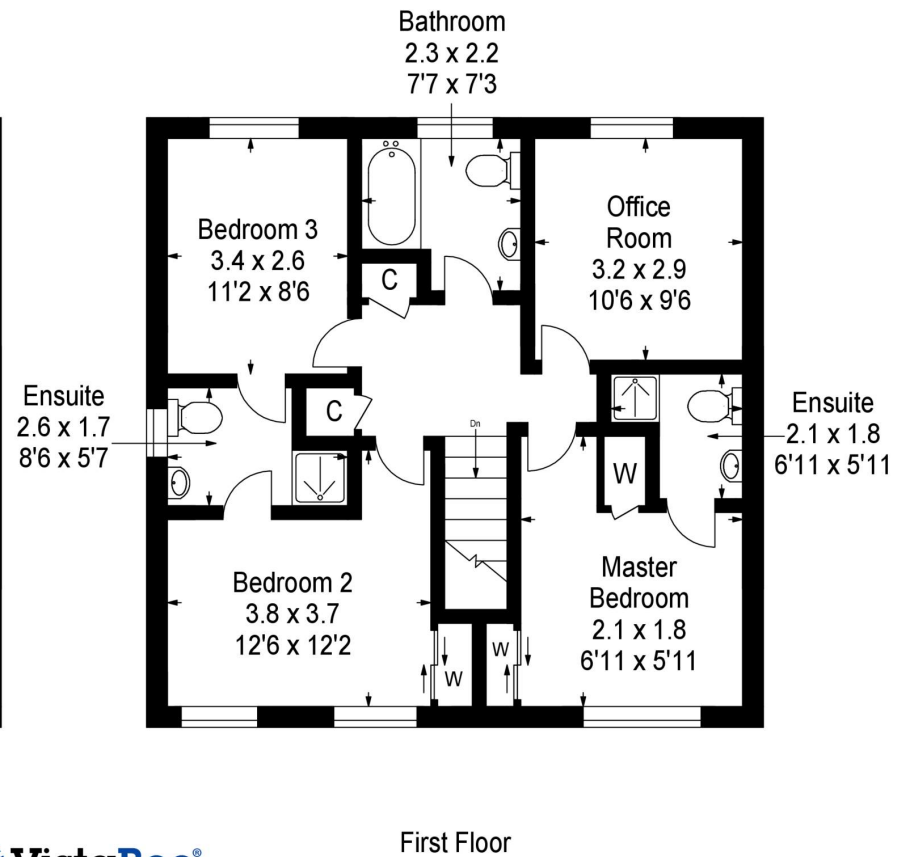








Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

© VistaBee 2021

LOCATION

Winchburgh is an up and coming small town situated on the B9080 just off the M9 motorway, and approximately 3 miles from Kirkliston. Close to Edinburgh International Airport, Winchburgh is in the county of West Lothian, and approximately 10 miles from Edinburgh city centre. The village offers an excellent range of local amenities and the towns of South Queensferry, Livingston and Broxburn are a short drive away and provide a good range of local amenities and supermarkets. Surrounded by rolling, open countryside, Winchburgh is at present in the catchment area for Linlithgow Academy, and there is well-regarded primary schooling in the village plus new Primary school to further advance the excellent existing one. There is a local golf course and bowling club. This is a superb central location for commuting to Edinburgh, Livingston and Fife.



Edinburgh:

T: 01312 973177

Gibson Estate Agents, Hudson House, 8 Albany Street, Edinburgh, EH1 3QB

Livingston:

T: 01506 414568

Gibson Estate Agents, Argyll House, Livingston, EH54 6AX

T: 01506 414568

E: enquiries@gibsonestateagents.com

W: GIBSONESTATEAGENTS.COM

Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a laser measure and therefore, may be subject to a margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken by the purchaser.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.