










Fixed Price

£290,000

25 Miller Street

Winchburgh | West Lothian | EH52 6WP

This semi-detached townhouse, built in 2016 by Taylor Wimpey in the Dunlop house style, offers a spacious and well-organized layout across three floors. This well-presented townhouse combines modern living with a practical layout, ideal for families or professionals looking for a comfortable home with scenic surroundings.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms Plus WC
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - E



Description

Upon entering the home, you are greeted by a hallway, which includes handy understair storage. At the front of the property is the lounge, providing a comfortable living space for relaxation or entertaining. The dining kitchen, located towards the rear of the house, is equipped with a range of wall and base units, a gas hob, and a double oven. Integrated appliances include a washing machine and dishwasher, along with an American-style fridge freezer. French doors open out from the kitchen onto the rear garden, filling the space with natural light. Additionally, there is a conveniently located internal WC on this level. On the first floor, Bedroom 2 is positioned at the front of the property, offering generous space. Bedrooms 3 and 4 are located at the rear, both with views over the garden. The family bathroom features a shower over the bath, providing functionality for family living. The second floor is dedicated to the main suite. The principal enjoys scenic views of the nearby lake through a dormer window, creating a serene atmosphere. There is a separate dressing room, complete with two built-in wardrobes and a Velux window for added natural light. The en-suite shower room, also fitted with a Velux window, enhances the privacy and luxury of this top-floor retreat.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

The rear garden is thoughtfully designed for both relaxation and entertaining, featuring an easy-to-maintain astro turf lawn, perfect for families or those seeking low-maintenance greenery. A spacious decking area offers an ideal spot for outdoor dining or lounging, while the adjacent patio provides additional space for seating, barbecues, or outdoor gatherings. A garden shed is included, providing ample storage for tools, outdoor equipment, or seasonal items. The garden also benefits from side access, making it convenient for moving items in and out without disturbing the main living areas—ideal for gardeners, cyclists, or pet owners. For parking, the property comes with two allocated spaces, offering easy and secure parking directly outside the home, a valuable feature for modern living. This combination of practical outdoor space and convenient parking enhances the overall appeal of the property.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

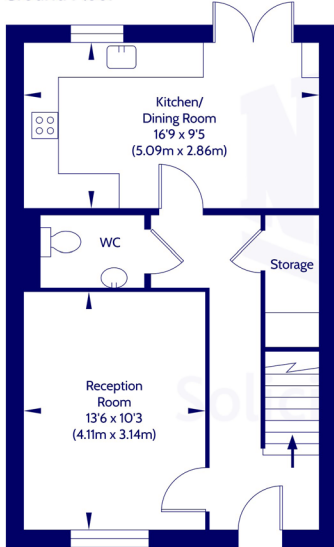
The property is situated within the popular West Lothian village of Winchburgh which is bordered by countryside and close to good local day-to-day shops and services. The town is part of a £1 billion redevelopment project in West Lothian. A wider selection of amenities is available in the nearby towns and villages of Kirkliston, South Queensferry, Broxburn and Linlithgow. For a more extensive range of high-street shops the Almondvale Shopping Centre and McArthur Glen Designer Outlet in Livingston together with Hermiston Gait Retail Park and the Gyle Shopping Centre in Edinburgh are all within commuting distance. This is an excellent location for the commuter with great transport links to Glasgow, Edinburgh and Stirling with the M8/M9 being easily accessible. Schooling is available



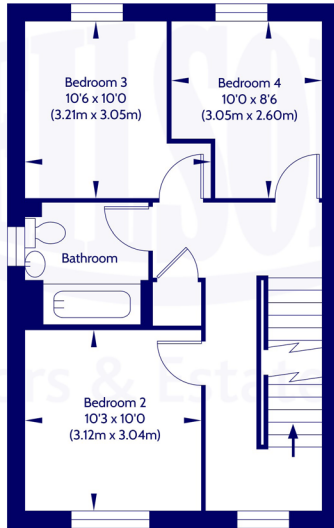


Approx. Gross Internal Floor Area 112.7 Sq M / 1213 Sq Ft.

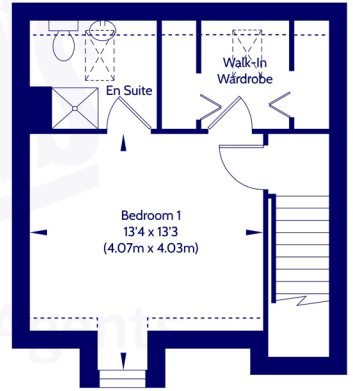
Ground Floor



First Floor



Third Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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