



Solicitors & Estate Agents










Fixed Price

£329,995

15 Haxton Road

Winchburgh | West Lothian | EH52 6ZS

A stylish end terraced villa forming part of the prestigious Millgate Lawns development by Cala Homes in the popular village of Winchburgh, close to local amenities and transport links. The light and airy ambience is complimented by Cala's high specification throughout, including a studio-designed kitchen/dining area, making this an ideal family home.

-  2 public rooms
-  3 bedrooms
-  2 bathrooms plus WC
-  Front & rear gardens
-  Allocated parking space
-  EPC rating – B
-  Council tax band - E

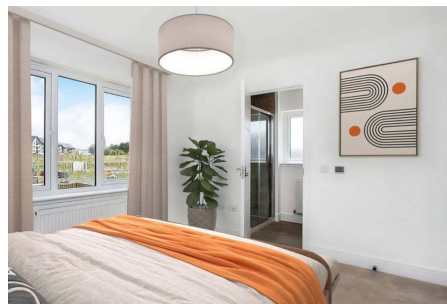
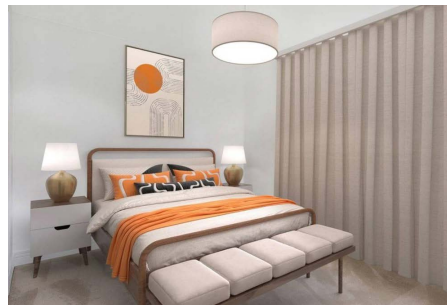


Description

The first thing you'll notice about arriving home to the Arran is the bright and welcoming hallway, off which you'll find a spacious studio-designed kitchen / dining area offering the perfect space for all the family, and which further extends out to the patio and garden. There is also separate lounge for relaxing in the evening or entertaining guests.

Upstairs, there are three spacious bedrooms with the main bedroom enjoying an en-suite shower room and fitted wardrobe space. The stylish family bathroom enjoys a bath and separate shower and there is also generous storage throughout the home, as well as a downstairs WC. The property further benefits from gas central heating and double glazing.

Images are for illustrative purposes and layouts may vary depending on the individual plot



Gardens and Parking

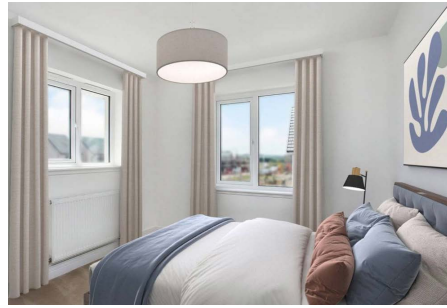
There is a garden to the front, and to the rear there is a fully enclosed garden with patio offering a place for dining in the warmer months and a safe space for children and pets to play. There is an allocated parking space.

Factoring

The grounds around the development are maintained by Ross & Liddell at a cost of approximately £208.00 per annum.

Viewing

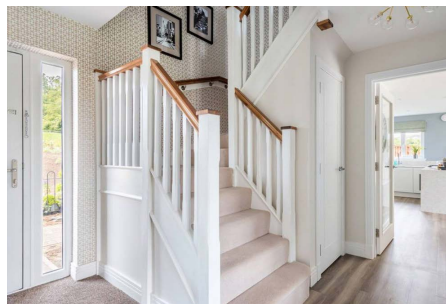
By appointment through Neilsons (0131 625 2222).





Location

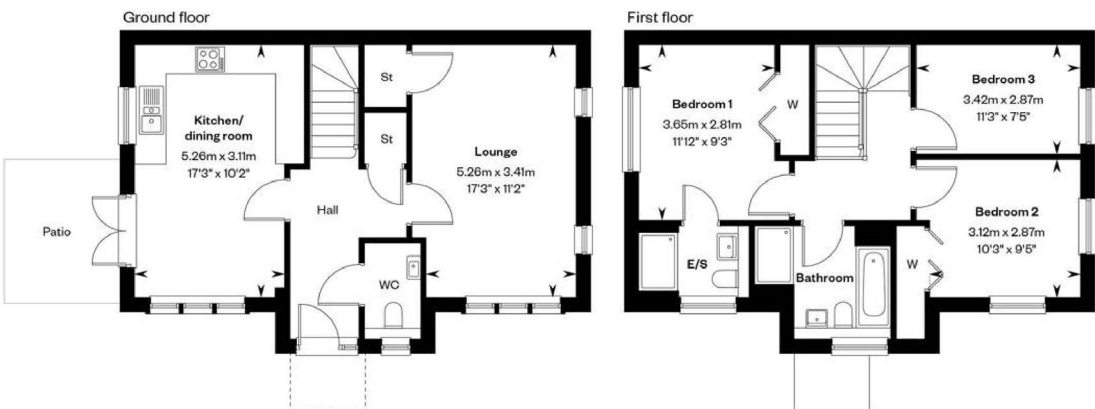
The property is situated within the popular West Lothian village of Winchburgh which is bordered by countryside and offers a range of community amenities including local day-to-day shops and services. Moving forward, the Winchburgh masterplan will further enhance the selection of facilities and further green spaces for all the family to enjoy. Sitting in the heart of the bustling community, the new Winchburgh Marina opened in May 2024 and is a great addition to the growing village. In addition, the new motorway junction connecting to the M9 has opened, further enhancing connectivity to Edinburgh and beyond plus frequent bus and tram connections at Ingliston Park & Ride are ideal for those commuting to the capital. Winchburgh has great bus connections plus Linlithgow and Dalmeny train stations nearby. Whether you're flying for business or leisure, Edinburgh Airport is easily accessible, or for a bit of retail therapy, Livingston Designer Outlet is just a short drive away. There is also easy access to schooling at both primary and secondary level.



The Arran

Plots 13, 48, 53, 65 & 68 – as shown

Plots 1, 5, 8, 50, 51 & 107 – handed



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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