



Solicitors & Estate Agents










Offers Over

£450,000

22 Millcraig Place

Winchburgh | West Lothian | EH52 6WH

This impressive detached executive villa offers a superb blend of modern design, spacious accommodation, and high-quality finishes throughout. Situated in a sought-after residential area with excellent local amenities and convenient commuter links nearby, the property provides an exceptional family living environment. Boasting an extended monoblock driveway, open plan rear living space, and beautifully landscaped gardens, this home is ideal for families seeking style, comfort, and practicality in equal measure.

-  4 beds
-  2 public
-  3 bathrooms
WC
-  Private Gardens
-  Double Driveway
-  EPC Band - B
-  Council Tax Band - F



Description

Upon entering, you are welcomed by a bright and spacious hallway featuring a convenient WC, staircase to the upper floor, and useful under-stair storage. The front-facing reception room is tastefully decorated and features plush carpeting, providing a cosy space to relax or entertain guests. To the rear, the heart of the home lies in the stunning open-plan living area. This space includes a high-specification fitted kitchen with sleek integrated appliances, a breakfast bar for casual dining, and a generous dining area that flows seamlessly into a lounge space. Triple bi-fold doors span the rear wall, flooding the room with natural light and providing a perfect connection to the landscaped rear garden. A separate utility room with a side access door adds practicality for busy households. A versatile front-facing snug offers ideal flexibility to suit a range of needs—perfect as a home office, study space, or playroom for children. Upstairs, the principal bedroom is a generous double room positioned to the front of the property, featuring full-height mirrored built-in wardrobes and a stylish en-suite shower room. The second double bedroom enjoys a Juliet balcony with glazed doors and also benefits from in-built storage. A third double bedroom, quietly positioned to the rear, offers peaceful surroundings and is finished with soft carpet underfoot. Additionally, there is a single bedroom ideal for a child, guest room, or further study. The family bathroom is fitted with a contemporary white three-piece suite. The attic has also been floored and benefits from Ramsey ladder access for additional storage needs. This outstanding property is an ideal family home, combining spacious interiors with outdoor versatility and an enviable location.



Factor fees are payable of approximately £64 every 6 months.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

Externally, the landscaped rear garden is designed for both relaxation and entertaining. Bi-fold doors open onto a composite decked area, which leads to a stone patio and a well-maintained lawn. At the far end of the garden is a dedicated BBQ area and a secure, lockable storage unit. To the front, an extended monoblock driveway provides ample off-street parking, with additional guest parking available on the street.

Viewing

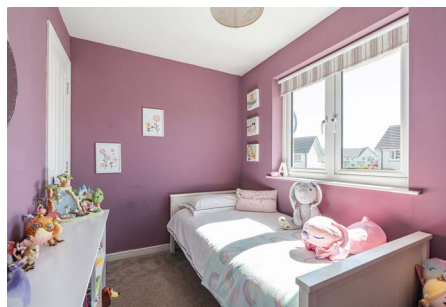
By appointment through Neilsons 0131 625 2222.





Location

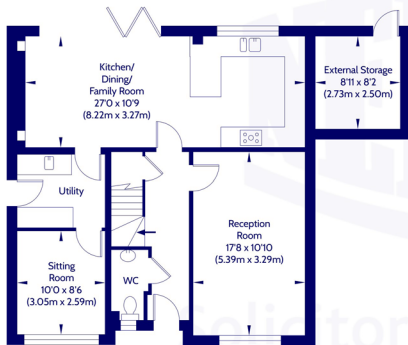
The property is situated within the popular West Lothian village of Winchburgh which is bordered by countryside and close to good local day-to-day shops and services. The town is part of a £1 billion redevelopment project in West Lothian. A wider selection of amenities is available in the nearby towns 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.



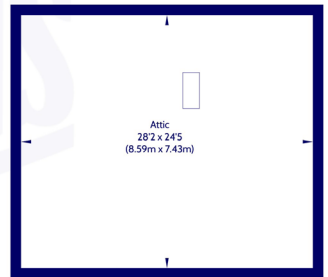
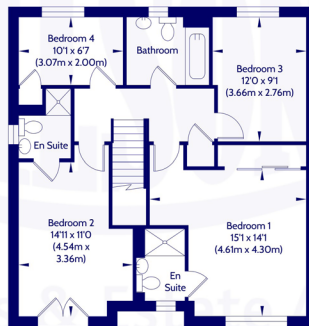


Approx. Gross Internal Floor Area 146.49 Sq M / 1577 Sq Ft.

Ground Floor



First 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.



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



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