



Solicitors & Estate Agents










Fixed Price

£274,995

7 Haxton Road

Winchburgh | West Lothian | EH52 6ZS

A stylish mid 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 German studio-designed kitchen with Siemens appliances, making this an ideal family home.

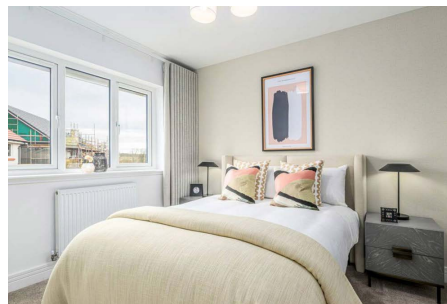
-  1 public room
-  3 bedrooms
-  1 bathroom plus WC
-  Front & rear gardens
-  Allocated parking space
-  EPC rating – B
-  Council tax band - D



Description

This sophisticated home provides the ideal in flexible family living space. You enter a welcoming vestibule which opens to the lounge, and from here there is an interconnecting hall with handy WC and storage cupboard. This hall leads to the modern studio-designed kitchen with Siemens integrated appliances including oven, microwave and dishwasher, and open plan family/dining area, which enjoys access to the patio and rear garden via French doors, allowing you to extend your living on a sunny day or when friends are round.

Upstairs you'll be greeted by a spacious upper landing, off which you will find two double bedrooms and a single bedroom, perfect as a home office, nursery or hobby room, all enjoying fitted wardrobes. Finally, there is a high specification family bathroom, including Porcelanosa tiling, illuminated mirror with demister pad, and Laufen sanitaryware and vanity unit. The property further benefits from gas central heating, double glazing, and excellent storage throughout.



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 and access to EV charging.

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

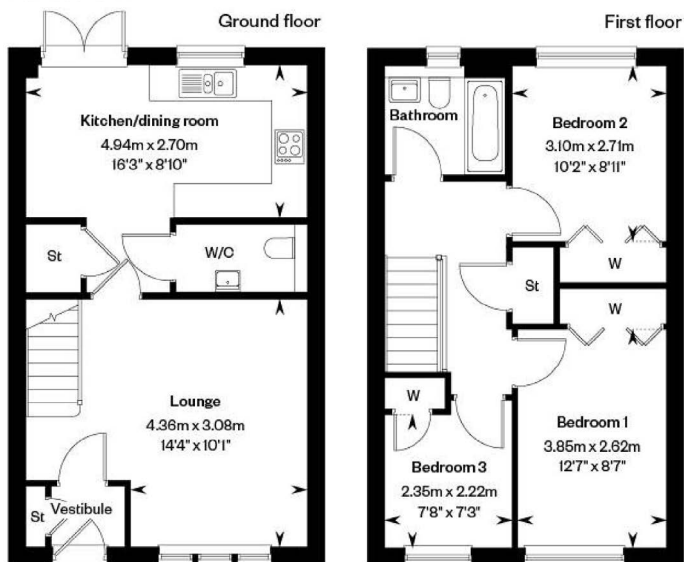
The property is situated within the popular West Lothian village of Winchburgh which is bordered by countryside and offers a range of community amenities including local day-to-day shops and services. Moving forward, the Winchburgh masterplan will further enhance the selection of facilities and further 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 Allan

Plots 6, 7, 9, 10, 12, 21, 22, 23, 25, 26, 37, 49,
54, 55, 72, 104, 105 & 106 – as shown

Plots 11, 24, 27, 38, 52, 56, 57, 69, 70, 71
& 103 – 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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