



Solicitors & Estate Agents










Fixed Price

**£274,995**

## 16 Mcfarlane Crescent

Winchburgh | West Lothian | EH52 6ZU

A beautiful mid terrace 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 Allan's light and airy ambience is complemented by a high specification throughout, and this sophisticated home provides the ideal in flexible family living space. Why not see for yourself? The Allan showhome is open at Millgate Lawns.

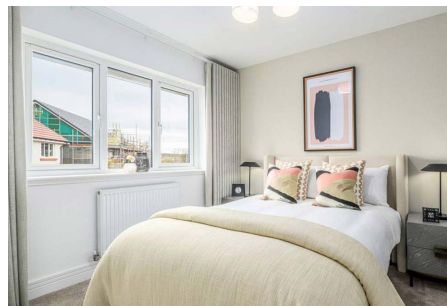
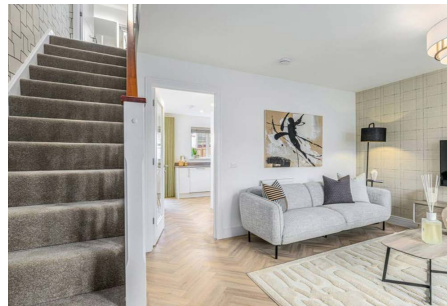
-  1 public room
-  3 bedrooms
-  1 bathroom plus WC
-  Front & rear gardens
-  Allocated parking space
-  EPC rating – B
-  Council tax band - D



## Description

Laid out over two levels, the ground floor briefly comprises; welcoming vestibule with storage, spacious lounge, inner hallway with storage and handy WC, and modern studio designed kitchen with Siemens integrated appliances including oven, microwave and dishwasher plus dining area, enjoying access to the patio via French doors, allowing you to extend your living on a sunny day or when friends are round.

Moving upstairs you'll be greeted by a spacious upper landing, off which there are two double bedrooms and a single (perfect as a home office, nursery or hobby room) all enjoying fitted wardrobes, and a luxurious family bathroom, including Porcelanosa tiling, illuminated mirror with demister pad, and Laufen sanitaryware and vanity unit. 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 small garden to the front, and to the rear there is a fully enclosed garden with patio offering a lovely space to relax and dine in the warmer months and providing a safe place for children and pets to play. The property has the convenience of an allocated parking space and access to EV charging points.

## 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).







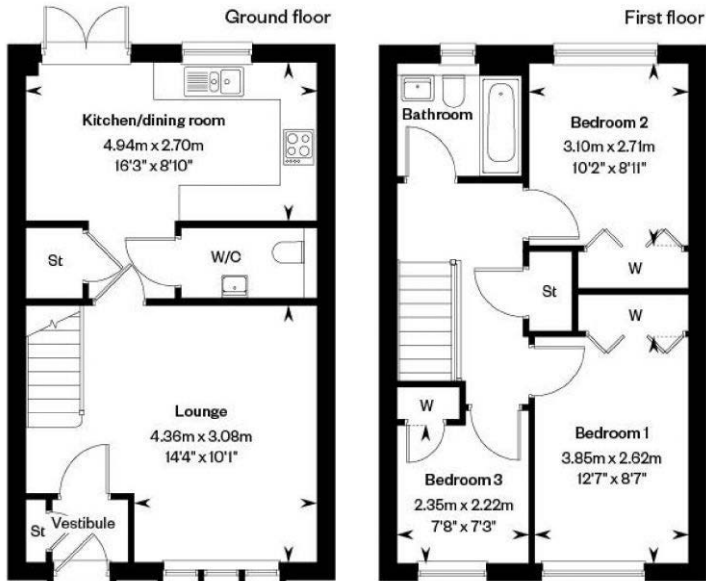
## Location

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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✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

