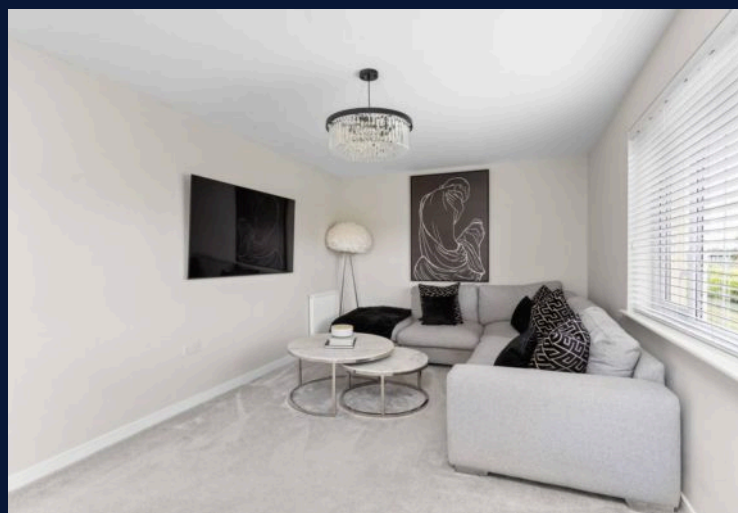




50 Lamond Crescent, Winchburgh

Offers Over £300,000

Exceptional detached family home with a fantastic layout, set in an impressive new Bellway development. • Offering a generous lounge, and open-plan family room/dining kitchen perfect for entertaining. • Features three well-sized bedrooms, including a generous master suite. • Benefits from various upgrades including flooring, fitted wardrobe in master bedroom, kitchen with integrated white goods, and solar panels. • Includes private gardens to the front, side, and rear.



Stunning 3-bed detached villa in Bellway development near Edinburgh. Impeccable interiors, open-plan kitchen, juliet balcony, private garden. Ideal family home with modern amenities.

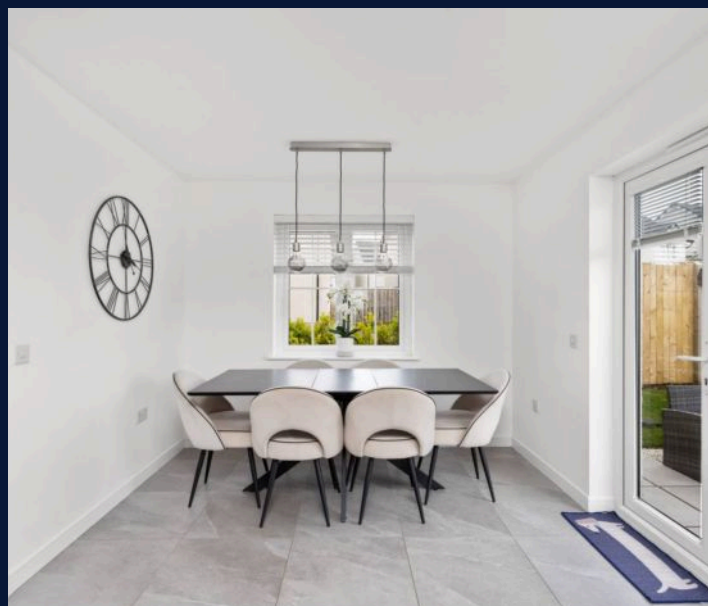
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

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- Includes private gardens to the front, side, and rear.



Lounge

Positioned to the front of the home, this stylish and spacious lounge is beautifully presented with a light, neutral colour palette and plush carpeting throughout. Large dual aspect windows allow natural light to flood the room, creating a bright and airy ambience. Finished to a high standard, the space showcases the home's modern aesthetic and provides an inviting setting for everyday living and entertaining.

Kitchen Diner

Step into the heart of the home – a sleek, contemporary kitchen designed with both style and function in mind. Finished with striking matte charcoal cabinetry and crisp white worktops, the space is equipped with integrated appliances, a gas hob, oven, extractor hood, dishwasher, washing machine and ample storage to keep everything clutter-free. Spotlights overhead ensure the space is bright and practical. Adjoining the kitchen, the dining area is bathed in natural light from dual-aspect windows and French doors leading out to the rear garden – perfect for hosting family meals or entertaining guests. Large format floor tiles run throughout, tying the two zones together seamlessly. The chic, modern design is further enhanced by on-trend pendant lighting and space for a generous dining table.



Downstairs WC

Finished to a high standard, the ground floor WC offers a stylish and practical space, ideal for guests. The room features elegant half-height grey tiling, a sleek wall-hung basin, and a concealed cistern WC. A full-width mirror adds a sense of light and space, while the frosted window allows for natural light without compromising privacy. Designed with accessibility in mind, the layout offers easy maneuverability and is compliant with modern disability access standards – a rare and thoughtful inclusion in a home of this style.



Master Bedroom and En-Suite

The principal bedroom is a bright and spacious retreat, enhanced by dual Juliet balconies that allow natural light to pour in. Generously proportioned, the room easily accommodates a king-sized bed along with additional furnishings. Built-in mirrored wardrobes provide excellent storage while maintaining a sleek and streamlined aesthetic. The adjoining en-suite is finished to a high standard, featuring marble-effect tiling, a contemporary walk-in shower with chrome fittings, a wall-hung WC, and a modern washbasin—creating a boutique feel within the comfort of home.



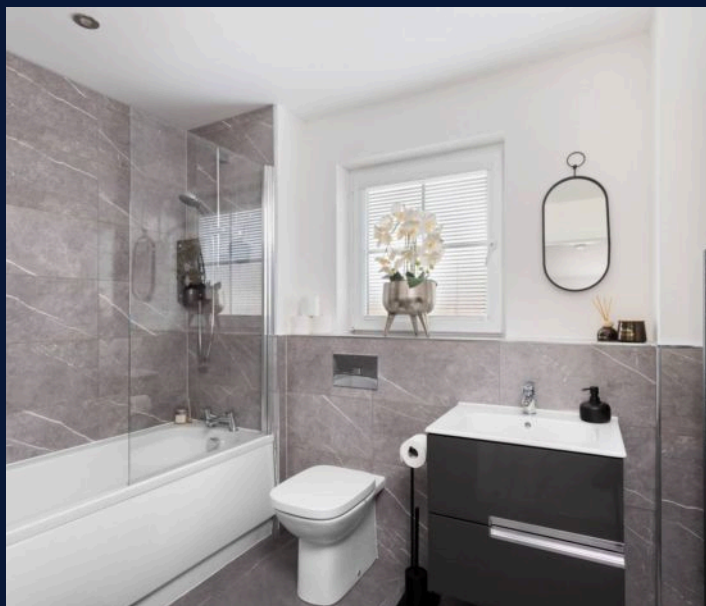


Bedroom 2

Currently styled as a luxurious dressing room, this spacious double bedroom offers versatility to suit your needs. Bright and beautifully finished with plush carpet underfoot and a crystal chandelier-style ceiling light, the room is perfect as a bedroom, home office, or fashion space. A large window allows natural light to pour in, creating an airy, welcoming atmosphere.

Bathroom

The family bathroom is beautifully presented with a sleek and modern finish. Marble-effect tiling enhances the sense of luxury, while white walls and chrome fittings provide a clean, contemporary aesthetic. The room is fitted with a white three-piece suite including a floating sink and concealed cistern WC, and features a generous walk-in shower with rainfall head and glass enclosure. A large window allows natural light to pour in, complementing the bright, elegant feel throughout. This space offers both style and practicality—perfect for everyday family living.



Bedroom 3

Neutrally decorated and filled with natural light, this third bedroom offers a versatile space ideal for use as a guest room, home office, or nursery. The soft carpeting and contemporary finish create a calm and inviting atmosphere, while the window with fitted blinds frames a pleasant outlook. Whether you're working from home or accommodating visitors, this room adapts beautifully to suit your needs.



REAR GARDEN

The fully enclosed rear garden offers a wonderful outdoor retreat, ideal for relaxing or entertaining. Finished to a high standard, it features a generous patio area perfect for al fresco dining, a neatly maintained lawn, and established borders with young trees for added privacy and greenery. A side gate provides convenient access, and the space is secure for children or pets.



