

# KILGOUR

PROPERTY



**52 Millcraig Place, Winchburgh EH52 6WH**





- Spacious Lounge
- Separate Kitchen/Dining Room
- WC
- 3 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens to Front & Rear
- Private Parking
- Council Tax – Band D
- EPC – tbc

Viewing by appointment through selling agent on 0131 273 5233

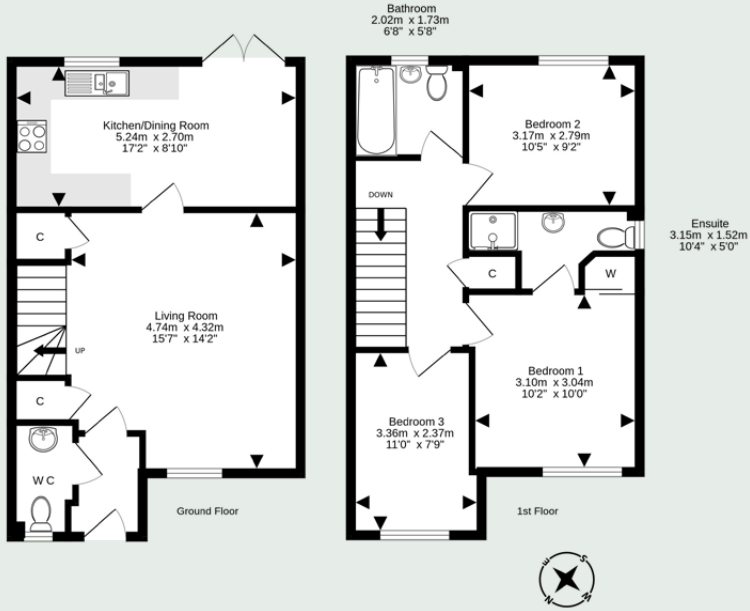
## Description

A stunning semi detached home that is located in a peaceful residential estate close to amenities and also very well placed for commuting.

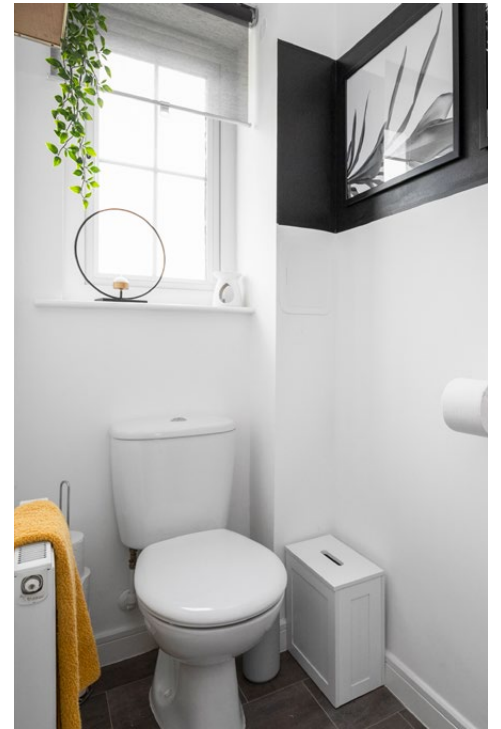
The property will appeal to a number of buyers and benefits from having gas central heating and is fully double glazed. Externally there are very well maintained private gardens to the front and rear as well as an allocated parking space.

## Location

Situated approximately ten miles west of Edinburgh city centre and enveloped by rolling hills and rich green pastures, Winchburgh offers no shortage of outdoor activities including a network of walking and cycle routes throughout the dense countryside or along picturesque Union Canal. Winchburgh is also home to the historic tower house Niddry Castle, with prestigious Niddry Castle Golf Club within its grounds. Much of Winchburgh's charm lies in its increasingly rare village ambience and thriving local community. The village boasts a remarkable range of services and amenities including independent shops and eateries, a post office, hotel, pharmacy and a medical centre, plus a community centre offering a varied programme of clubs and classes for all ages. Early years and primary education is provided at two local primary schools, Winchburgh and Holy Family RC, followed by secondary schooling at Linlithgow Academy. Winchburgh is popular with commuters thanks to its ideal location between the M8 and M9, as well as its close proximity to Edinburgh Airport and the Forth Road Bridge. The village is also well served by public transport including frequent bus services into Edinburgh, as well as nearby Linlithgow, Broxburn, Falkirk and South Queensferry.

1 3 2 A  
B  
C  
EPC BANDD  
E  
COUNCIL TAX BAND

Lounge	15'7" x 14'2"	4.74 x 4.32m
Kitchen/Dining Room	17'2" x 8'10"	5.24 x 2.70m
Bedroom 1	10'2" x 10'0"	3.10 x 3.04m
En Suite	10'4" x 5'0"	3.15 x 1.52m
Bedroom 2	10'5" x 9'2"	3.17 x 2.79m
Bedroom 3	11'0" x 7'9"	3.36 x 2.37m
Bathroom	6'8" x 5'8"	2.02 x 1.73m





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