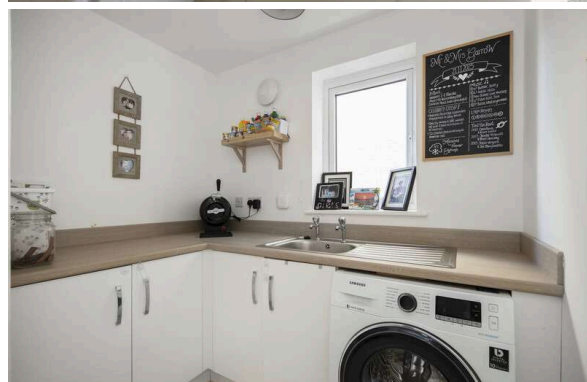




26 Miller Street
WINCHBURGH | EH52 6WP


warners
solicitors & estate agents





26 Miller street

WINCHBURGH | EH52 6WP

Fabulous 5 bed detached family villa, superbly finished off with stylish fittings throughout and with the huge benefit of a large, child friendly rear garden. Beautifully positioned with open outlooks to front and rear on this sought after development, the property is close to the town's amenities and the central motorway network for commuting.

This is an exceptionally well presented home providing a light filled and spacious interior benefiting from all modern comforts, with great flexibility for families to use the accommodation to suit their own requirements. The ground floor level includes a comfortable living room and a formal dining room, ideal also as a fifth double bedroom or a home office. There's also ample free floor space within the kitchen for more relaxed dining. Lovely two tone gloss units feature within the kitchen and there are French doors opening out directly to the rear garden. The fully enclosed and private grounds are generous in size and include a lawn for children to play on and a patio for outdoor relaxation. Finishing off the ground level space is a handy utility room and a WC facility. On the upper floor are four double bedrooms. The main room boasts two walk-in wardrobes and a beautifully fitted en-suite. A Jack and Jill en-suite serves bedrooms 2 and 3 and there's a family bathroom with both bath and shower cubicle.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Excellent family sized accommodation
- Living room
- Formal dining room/double bedroom 5
- Contemporary kitchen/dining room with French doors
- Utility room
- Downstairs WC
- Upper landing
- Four double bedrooms
- En-suite to principal bedroom
- Jack and Jill en-suite to bedrooms 2 & 3
- Family bath/shower-room
- Gas central heating (Nest controls)
- Double glazing
- Garage
- Drive
- Generous sized fully enclosed garden

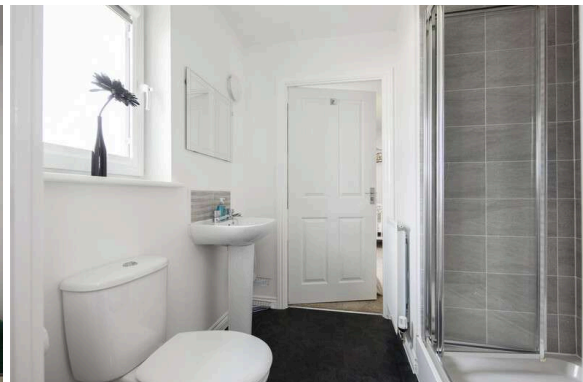
EPC Rating B

All blinds, light fittings as well as the integrated appliances will be included in the sale of the property.

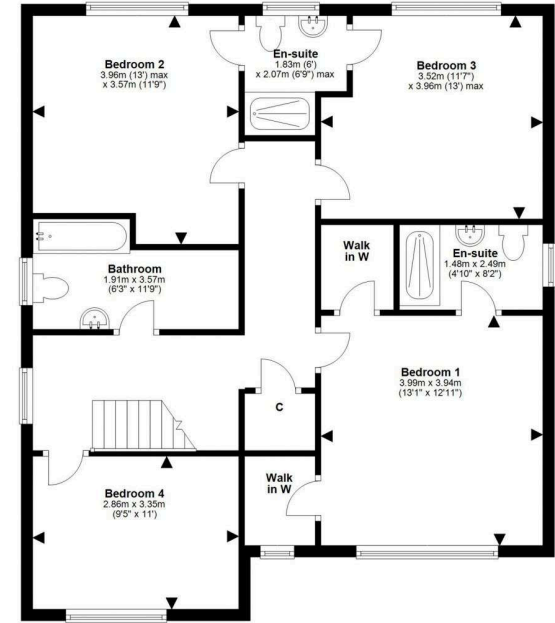
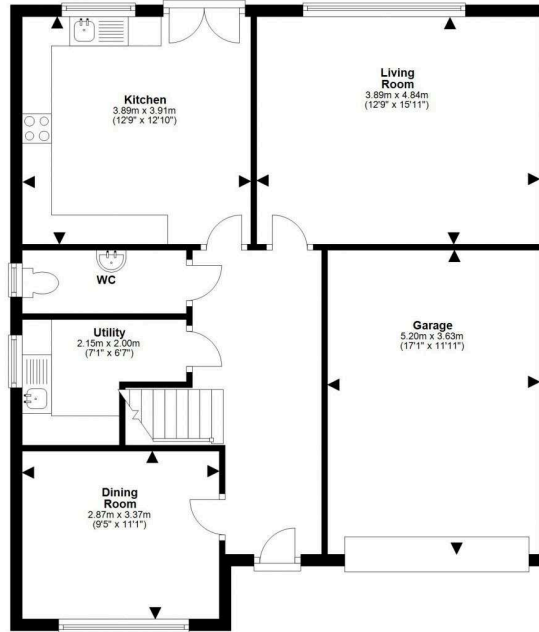
Ross and Liddell factoring fees are approx. £13 PCM. This covers maintenance of communal gardens/plants around the estate.



The property is located in the popular West Lothian village of Winchburgh, which lies some 14 miles from Edinburgh, and is well within commuting distance of Edinburgh and Livingston. The property is well positioned to take advantage of a good range of shopping outlets on nearby Main Street, with further amenities to be found at Kirkliston and Broxburn, including excellent sporting and recreational facilities. Winchburgh has its own primary school, with secondary schooling available at nearby Broxburn. An efficient public transport network operates throughout the town, into Edinburgh and throughout West Lothian. The city bypass and main motorway networks are also within easy reach.







Ground Floor

First Floor

For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.