



16 Miller Street
WINCHBURGH | EH51 6WP


warners
solicitors & estate agents





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Warner's are delighted to present to market this stunning detached villa, forming part of a select modern development set in the ever-popular West Lothian village of Winchburgh on the outskirts of Edinburgh. This beautiful property is offered to the market in true move-in condition, offering flexible, well planned and attractively presented accommodation on two levels, boasting a fully enclosed private landscaped rear garden and detached double garage.

The property occupies a prime corner location within this exclusive modern development, making it a fine ready to move-in family home, early viewing is very much recommended!



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





- Stunning detached villa set in modern Winchburgh development
- Welcoming hallway with excellent storage
- Downstairs WC
- Dual aspect light and spacious living room
- Rear facing contemporary kitchen/dining room featuring floor and undercabinet lighting, integrated appliances for modern living, and there is ample room for dining furniture. There is a handy breakfast bar to enjoy that morning coffee and French doors give access to landscaped rear garden
- Utility room located off kitchen/dining room with large storage cupboard
- Dining room / fifth bedroom or ideal home office
- Main bedroom boasting dressing room area with double wardrobes and stylish en-suite
- Three further good sized bedrooms
- Principal contemporary fully tiled bathroom with bath, separate shower cubicle and chrome ladder radiator
- Mono-block driveway leading to the detached double garage
- Gas central heating and double glazing
- Attic
- Generously sized private front and rear gardens. The rear is mainly laid to lawn with patio area, making it perfect for al fresco dining and outdoor entertaining

Included in the sale of the property will be all integrated kitchen appliances and blinds. Welsh dresser available with separate negotiations.

Factoring: Ross & Liddel, £160 P/Y

EPC: C



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, and depending on the school year, the catchment area includes Linlithgow Academy, and the area also boasts two secondary schools with other options 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







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.