



16 Cannon Street  
WINCHBURGH | EH52 6WN

  
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Beautifully presented and spacious, four-bedroom, semi-detached family home set over three levels, with private gardens, located in a quiet, modern, family friendly residential development, in popular and well placed Winchburgh, West Lothian. This lovely family home is in move-in condition throughout with light and airy decor throughout and stylish fittings. Features include a spacious front facing lounge, modern fitted dining kitchen with integrated appliances, contemporary family bathroom with shower over bath, principal suite with en-suite shower room and walk in wardrobes with opportunity for home office, three further bedrooms, wc and under-stair storage. The property benefits from gas central heating and double glazing and externally, there is a private front garden and a fully enclosed south/west facing rear garden with patio seating area, shed and lawn. The property features two allocated parking spaces and ample guest parking throughout the modern development.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



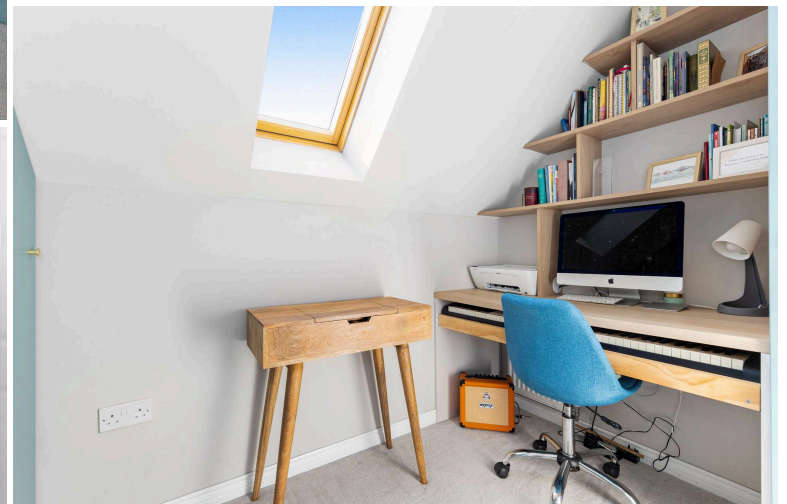
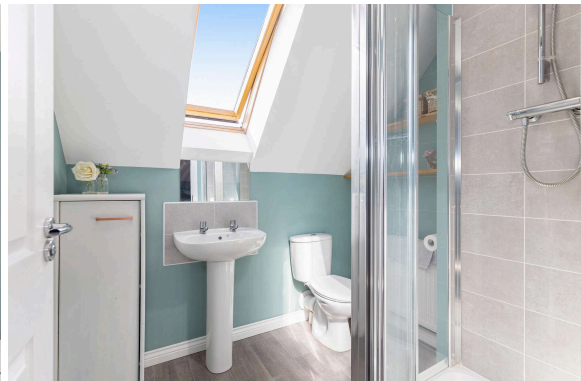


- Beautifully presented four bedroom villa over three floors
- Entrance hallway with under-stair storage
- Bright front facing living room
- Modern fitted dining kitchen with integrated appliances
- Bottom floor WC
- Principal bedroom with en-suite shower room and bespoke custom made wardrobes
- Walk in wardrobe used currently as home office, features custom desk & shelves
- Three further bedrooms
- Contemporary bathroom with shower over bath
- Gas central heating
- Double glazing
- Private front garden
- Enclosed south west facing private rear garden with patio area and lawn
- NHBC in place and in date

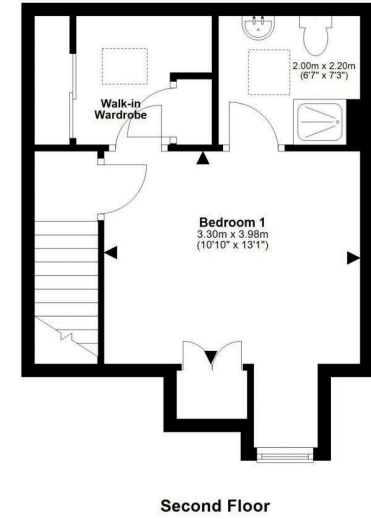
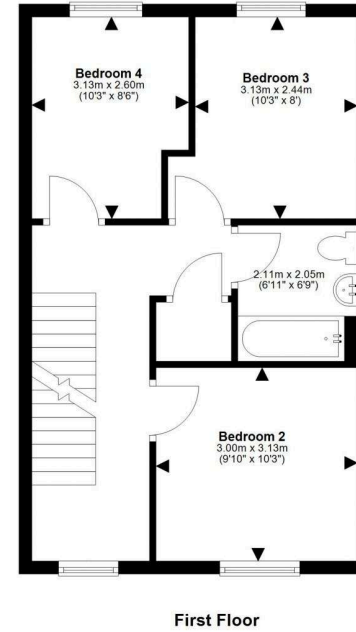
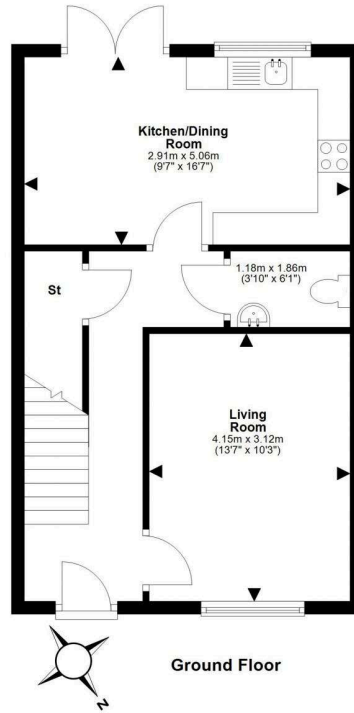
All integrated kitchen appliances and white goods will be included in the sale of the property. Garden shed & bike shed can be available with separate negotiation. EPC: CT: Factoring: Ross & Liddell. Approx.: £150 P/Y



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 from the M9. The property is well positioned to take advantage of a good range of amenities, including a Sainsburys supermarket, new sports facilities and a marina, and further can be found at Kirkliston and Broxburn, Winchburgh benefits from well-regarded schools at all levels, as well as leisure facilities such as a local golf course and bowling club. Currently, Winchburgh is undergoing a significant placemaking projects which includes the creation of new homes, schools - currently four in the area - community facilities, enhanced public transport connections and expansive green spaces. An efficient public transport network operates throughout the town, making the location a fantastic central location for commuting to Edinburgh and throughout West Lothian, Livingstone and Fife. The city bypass and main motorway networks are also within easy reach.







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