

COULTERS®

36 MILLER STREET

WINCHBURGH, WEST LoTHIAN, EH52 6WP

 4 BED  3 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

This well-proportioned four bedroom, detached home offers a bright and practical layout ideally suited to modern family living. Positioned in a peaceful spot overlooking an open green space, the property is within easy walking distance of local schools, shops, and village amenities.

The accommodation is arranged over two floors and comprises; welcoming entrance hallway with WC and useful understair storage; generous sitting room to the front with a wood burner and double doors connecting to a versatile dining room or family room; and a contemporary kitchen with space for informal dining and direct access to the garden.

## KEY FEATURES



Four bedroom detached family home.



Attractive outlook over shared green space.



Private gardens to both front and rear.



Garage and driveway.



Within walking distance of local schools.



Edinburgh Airport less than a 15 minute drive away.



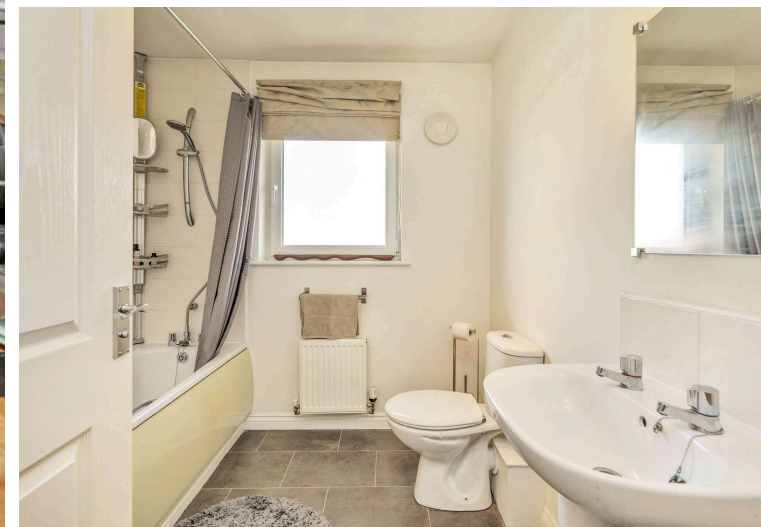
EPC Rating - C



Council Tax Band - F







Upstairs, there are four comfortable bedrooms, one of which benefits from its own en suite and two that share a Jack and Jill still shower room. The remaining bedroom is served by a family bathroom with three piece suite.

Externally, the enclosed rear garden is mainly laid to lawn and features a garden shed and mature apple tree along with a patio area well suited to outdoor dining. The property also includes a garage with driveway parking, while additional visitors' spaces are available within the development.

The property is fitted with modern gas central heating and double glazing.

Common grounds on the development are maintained at a rough annual cost of £60.





## THE LOCAL AREA

Winchburgh is a popular village in West Lothian, situated just 13 miles from Edinburgh city centre. Surrounded by beautiful countryside, it is very much an up-and-coming residential location with plans for a thriving community including a marina, 75 acres of park land, and improved transport links including a new train station. A good range of local shops and amenities are complemented by those in nearby towns including South Queensferry and Linlithgow. The Union Canal passes through the town and allows for a scenic walk. The bowling club and golf course are also extremely popular for those keen to pursue outdoor pursuits. The property sits in the catchment area for state-of-the-art schools at both primary and secondary level. Both within walking distance of the property, Hawkhill Primary School opened to pupils in August 2025 whilst Winchburgh Academy was opened in 2022. Commuters will benefit not only from the proximity to Edinburgh and Edinburgh Airport, but also to Falkirk and Glasgow due to the village's location near to the M9 and M8 motorways.

## EXTRAS

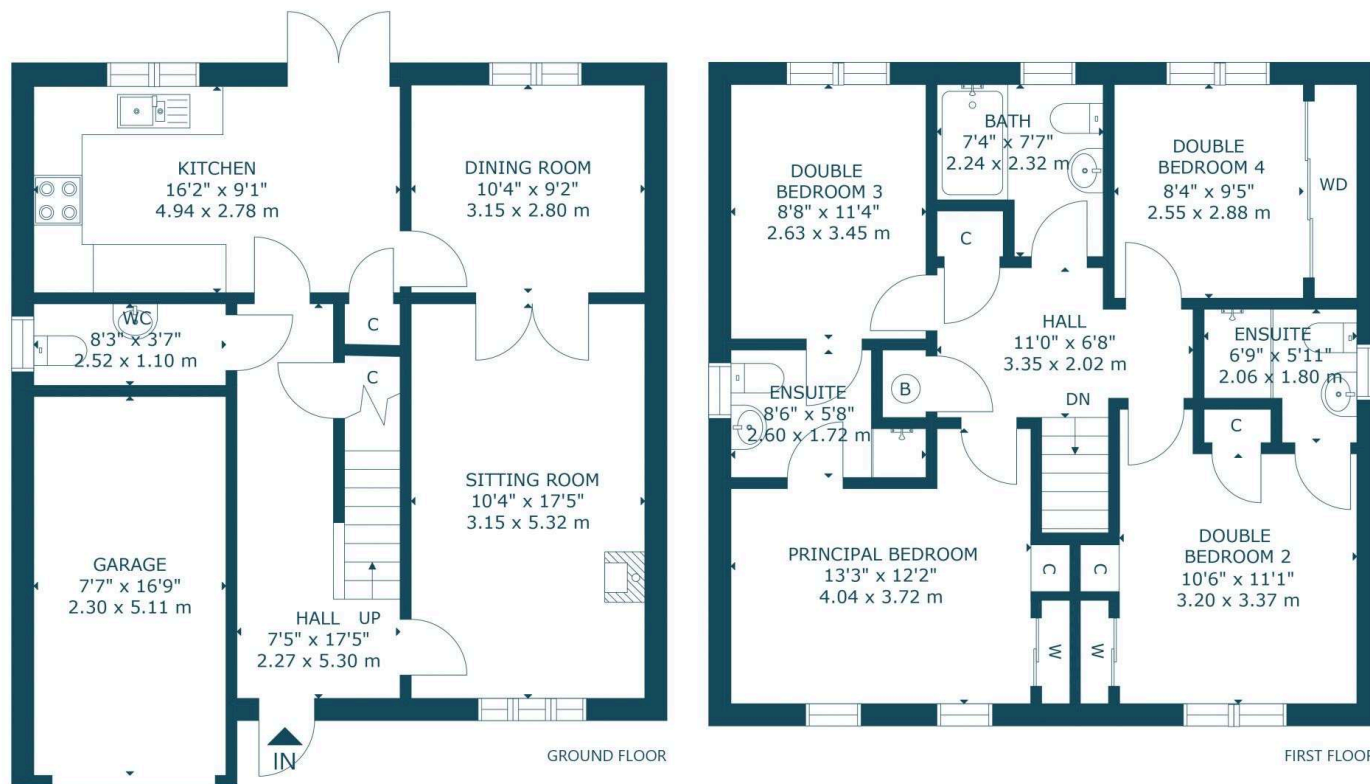
All blinds, floor coverings, light fittings, integrated appliances and garden shed are all included in the sale.











36 MILLER STREET, WINCHBURGH, WEST LOTHIAN, EH52 6WP  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,356 SQ FT / 126 SQ M  
 GARAGE 140 SQ FT / 13 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.