



Solicitors & Estate Agents










Fixed Price

£334,995

14 Mcfarlane Crescent

Winchburgh | West Lothian | EH52 6ZU

A sleek and contemporary three bedroom end terrace house forming part of Cala Homes prestigious Millgate Lawns development. Designed with modern living in mind, this beautifully crafted new build property offers generous accommodation, high quality finishes and thoughtfully landscaped surroundings, creating an exceptional home in a desirable setting.

-  1 public room
-  3 bedrooms
-  2 bathrooms plus WC
-  Front & rear gardens
-  Allocated parking space
-  EPC rating – B
-  Council tax band - E

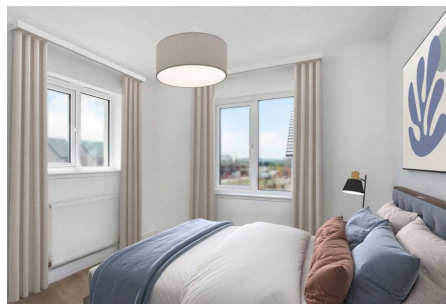


Description

The first thing you'll notice about arriving home to the Arran is the bright and welcoming hallway with handy WC. There is a separate lounge for relaxing in the evening or entertaining guests, and a spacious studio designed kitchen/dining area offering the perfect space for all the family, which further extends out to the patio and garden.

Upstairs you will find three bedrooms, two with built in wardrobes and the principal enjoying an en-suite shower room, and the stylish family bathroom with a bath and separate shower cubicle. The property further benefits from gas central heating, double glazing and excellent storage throughout.

Images are for illustrative purposes and layouts may vary depending on the individual plot



Gardens and Parking

There is a small garden to the front, and to the rear there is a fully enclosed garden with patio offering a lovely space to relax and dine in the warmer months. The property has the convenience of an allocated parking space and access to EV charging points.

Factoring

The grounds around the development are maintained by Ross & Liddell at a cost of approximately £208.00 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The property is situated within the popular West Lothian village of Winchburgh which is bordered by countryside and offers a range of community amenities including local day-to-day shops and services. Moving forward, the Winchburgh masterplan will further enhance the selection of facilities and further green spaces for all the family to enjoy. Sitting in the heart of the bustling community, the new Winchburgh Marina opened in May 2024 and is a great addition to the growing village. In addition, the new motorway junction connecting to the M9 has opened, further enhancing connectivity to Edinburgh and beyond plus frequent bus and tram connections at Ingliston Park & Ride are ideal for those commuting to the capital. Winchburgh has great bus connections plus Linlithgow and Dalmeny train stations nearby. Whether you're flying for business or leisure, Edinburgh Airport is easily accessible, or for a bit of retail therapy, Livingston Designer Outlet is just a short drive away. There is also easy access to schooling at both primary and secondary level.

The Arran

Plots 13, 48, 53, 65 & 68 – as shown

Plots 1, 5, 8, 50, 51 & 107 – handed



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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