



Solicitors & Estate Agents



Fixed Price

**£289,995**

## 37 McFarlane Crescent

Winchburgh | West Lothian | EH52 6ZU

Located in the esteemed Millgate Lawns development by Cala Homes in the sought after village of Winchburgh, is this sophisticated three bedroom mid terrace home which offers a welcoming blend of space and practicality. The 'Allan' has a light and airy ambience, complemented by a high specification throughout, plus a ten year NHBC warranty.

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



## Description

The ground floor comprises of welcoming vestibule, a spacious lounge offering an uplifting area for relaxing or entertaining, a separate dining kitchen with French doors to the garden, and an inner hallway with under stair storage and WC.

Upstairs, two generous double bedrooms and a third flexible room provide options for families, guests or home working along with a modern family bathroom. 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 & Parking

There is a garden to the front, and to the rear there is a fully enclosed garden, providing a great place for outdoor dining in the warmer months. There is the convenience of an allocated parking space.

## 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).





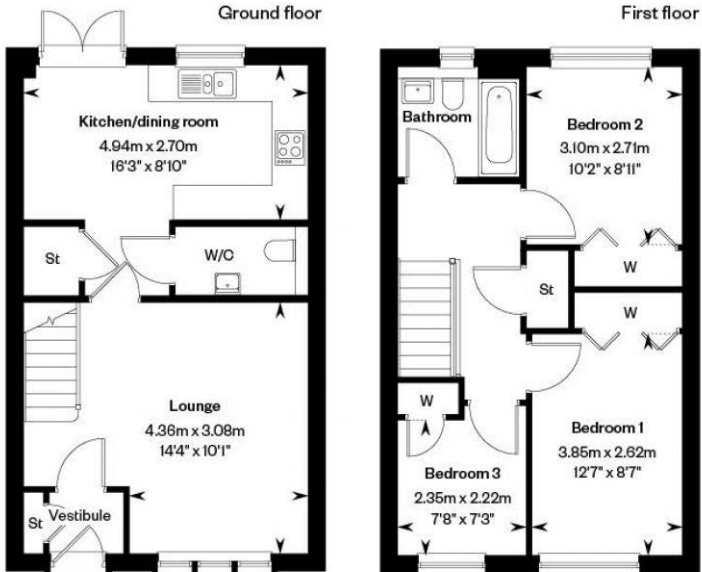
## Location

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 Allan

Plots 6, 7, 9, 10, 12, 21, 22, 23, 25, 26, 37, 49,  
54, 55, 72, 104, 105 & 106 – as shown

Plots 11, 24, 27, 38, 52, 56, 57, 69, 70, 71  
& 103 – 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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