



Solicitors & Estate Agents



Fixed Price

£579,995

49 McFarlane Crescent

Winchburgh | West Lothian | EH52 6ZU

A fantastic five bedroom detached home located in the prestigious Millgate Lawns development by Cala Homes, part of an exciting new community within the prime location of Winchburgh with quick access to the new M9 junction, connecting to Edinburgh Airport and into the city with shops, parks and new schooling on your doorstep. The Darroch balances social and private areas of living with ease and is the perfect home for families in need of a wealth of space.

-  2 public rooms
-  5 bedrooms
-  3 bathrooms
-  Front and rear gardens
-  Garage & driveway
-  EPC rating – B
-  Council tax band - G

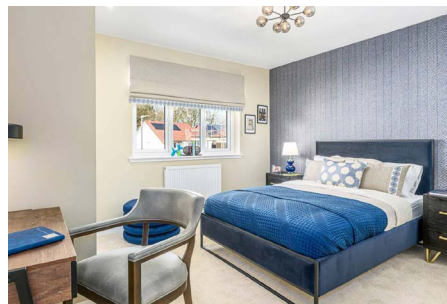


Description

The ground floor comprises an entrance vestibule with handy WC, welcoming hallway with storage, a bright lounge to the front, a spacious open plan kitchen/dining/ family room with garden access, and a practical utility room.

Upstairs, five double bedrooms provide exceptional flexibility. Two include en-suite facilities and bedrooms one and two benefit from fitted storage, allowing the home to evolve with the needs of growing families or those working from home. Completing the accommodation is a four piece family bathroom with bath and separate shower cubicle. The property also benefits from gas central heating and double glazing.

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



Gardens, Garage and Driveway

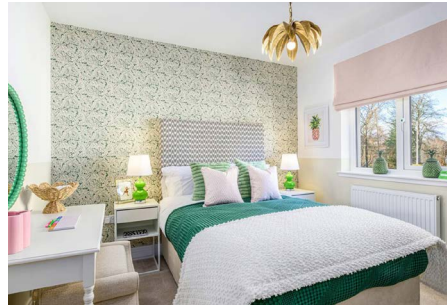
A garden laid to lawn welcomes you to the property, and to the rear there is a fully enclosed garden with a patio offering a lovely place to relax and dine in the warmer months and a safe space for children and pets to play. The property has an integral garage and a driveway provides off street parking.

Factoring

The communal grounds are factored 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 Darroch

Plots 31, 111 & 112 – as shown

Plots 29, 32, 88 & 101 – handed



Ground floor



First floor

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

