



Situated within a peaceful idyllic setting

Three-bedroom, semi-detached stone cottage



Tucked away in a peaceful and idyllic setting, this charming three-bedroom semi-detached stone cottage enjoys a wonderful position on a quiet country lane, whilst remaining within easy reach of local amenities and transport links. Surrounded by lovely countryside, the property boasts delightful views across neighbouring fields and stretching as far as Arthur's Seat. Now requiring modernisation, the property offers exceptional potential for buyers looking to create a truly special family home. The accommodation is arranged over two levels and begins with an entrance hallway featuring built-in storage. The spacious living room is centred around a charming wood-burning stove and benefitting from a back boiler serving a radiator within the room. The extremely generous dining kitchen provides an excellent social and family space, fitted with a range of units and plenty of natural light from three windows and a patio door leading directly to the garden. A conservatory to the rear, offers a wonderful spot to enjoy views across the beautiful garden. Also on the ground floor are two bedrooms, one of which has an en-suite WC. An inner hallway provides additional storage and a shower room. The upper floor hosts the impressive principal bedroom, enjoying elevated views across the surrounding countryside. This room further benefits from an en-suite shower room, while the landing offers useful eaves storage. There is also an attic space above the kitchen. The property benefits from 12 solar panels, helping to improve energy efficiency. One of the property's most outstanding features is the exceptional garden. A true haven for gardening enthusiasts, the extensive grounds are beautifully established with a variety of mature trees, shrubs and a large lawn. There is a lovely brick patio ideal for outdoor entertaining, together with a wood store, garden shed, greenhouse, gazebo, vegetable beds and fruit trees, creating a wonderfully versatile and attractive outdoor space. Completing the property is a generous garage and driveway. This is a rare opportunity to acquire a characterful cottage with tremendous scope for enhancement, set within a picturesque location.

Key Features

- Entrance hall, with storage
- Living room
- Dining kitchen
- Conservatory
- Master bedroom with ensuite, and two further bedrooms
- Shower room
- Solar panels - partial storage heating - Baxi boiler
- Generous rear garden
- Garage and driveway



Winchburgh

Winchburgh, West Lothian, is a thriving and rapidly expanding community ideally located between Edinburgh and Linlithgow, offering an excellent range of amenities including modern primary and secondary schools, nursery provision, local shops, supermarkets, cafés, restaurants, healthcare services and community facilities. The town benefits from the state-of-the-art Winchburgh Sport & Wellbeing Hub, extensive parks and play areas, walking and cycling routes, access to the Union Canal, and a variety of sports and leisure opportunities. Excellent transport links include convenient access to the M9 motorway, regular bus services to Edinburgh and surrounding areas, and easy connectivity to Edinburgh Airport, making Winchburgh an attractive location for families, professionals and commuters alike.



Extras

All fitted floor coverings, light fittings, oven, hob, shed, wood store, greenhouse are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

E

Home Report Valuation

£290,000

EPC Rating

E

Tenure

Freehold

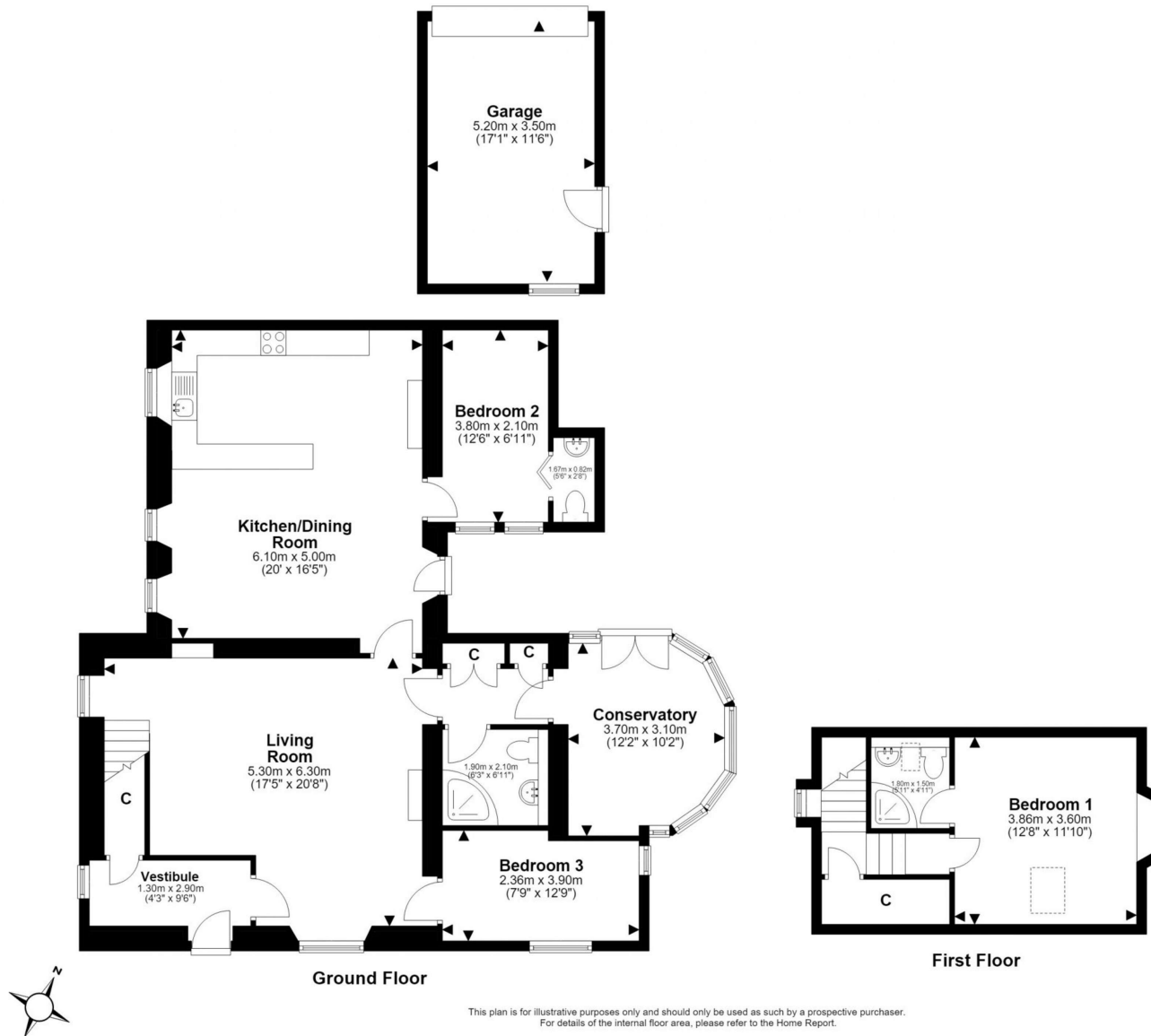












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