










Solicitors & Estate Agents



# 17 Wightman Road

Winchburgh | West Lothian | EH52 6AS

A modern detached villa forming part of the prestigious Millgate Lawns development by Cala Homes in the popular village of Winchburgh, close to local amenities and transport links. Offering practicality, space and style in equal measure, alongside Cala's high specification throughout, The Barrie is a home designed to more than meet the demands of modern family life.

-  2 public rooms
-  4 bedrooms
-  2 bathrooms plus WC
-  Front & rear gardens
-  Integral garage and driveway
-  EPC rating – B
-  Council tax band - F

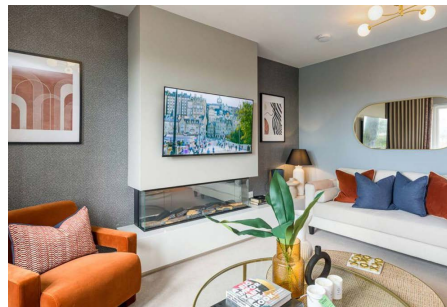


## Description

Laid out over two levels, the ground floor briefly comprises; entrance vestibule with storage and welcoming hallway with handy WC, front facing lounge enjoying plenty of natural light, an expansive kitchen/dining room with bi-fold doors connecting you to the private patio and rear garden, and a useful utility room which links to the garage,

Moving upstairs there are four double bedrooms (the fourth could easily double as a home office), all with built in wardrobes and the principal with a designer en-suite shower room, and a luxurious family bathroom with separate bath and shower unit. The property further benefits from gas central heating and double glazing.

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



## Extras

There is a garden to the front, and to the rear there is a fully enclosed garden with patio offering a place to dine and entertain 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 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 Barrie

Plots 15 & 66 – as shown

Plots 18, 35, 40 & 43 – 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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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

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Bonnyrigg

