



8 Millcraig Mews
Winchburgh, EH52 6WG

Deans 
Solicitors & Estate Agents LLP



DETACHED VILLA

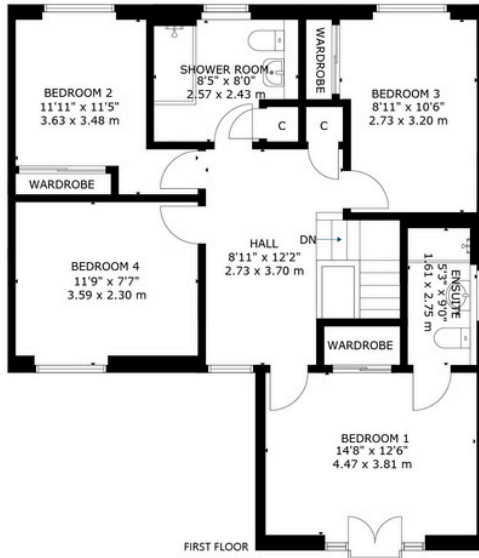
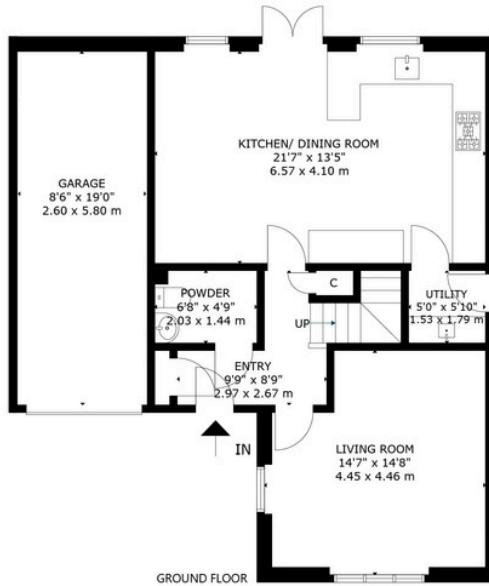
- Sitting Room
- Dining Kitchen
- Utility Room
- Four Bedrooms
- En-Suite Shower Room
- Shower Room
- WC Apartment
- Gas Central Heating & Double Glazing
- Electric Charging Point
- Private Gardens
- Garage & Driveway
- EPC Rating - B



Forming part of an established modern development (built by Bellway Homes), this spacious, light and airy detached villa is located within the ever popular town of Winchburgh. There are a variety of amenities within the town including a Sainsbury supermarket with the local primary and secondary schools being within walking distance. Further specialised shopping is available in Broxburn with the M9 motorway network giving access to the M8 and A90. A good public transport service passes through the town travelling to Edinburgh City Centre, Linlithgow and Falkirk with Edinburgh Airport a short distance away. The accommodation would make an ideal family home and comprises; welcoming entrance hallway with WC apartment, bright sitting room, lovely modern dining kitchen with double windows and French doors providing an abundance of natural light, utility room off. Upper landing provides access to master bedroom with double doors and window formation to the ornamental balcony, built-in wardrobes and modern en-suite shower room, 3 further double bedrooms and stylish shower room with double shower enclosure. There are private gardens to the front with a well maintained fully enclosed rear garden laid to lawn with paved patio area and a variety of plants, shrubs and flower beds. A driveway provides off-street parking and leads to the single garage with electric charging point. Further benefits include gas central heating and double glazing. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, dishwasher, blinds and garden sheds. All appliances included in the sale are sold as seen with no warranty provided.







8 MILLCRAIG MEWS, BROXBURN, EH52 6WG
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,501 SQ FT / 139 SQ M
 GARAGE 167 SQ FT / 15 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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