










Fixed Price

**£340,000**

## 34 Cannon Street

Winchburgh | Edinburgh | EH26 6NW

A most appealing detached villa, forming part of an established modern development located within the popular West Lothian town of Winchburgh.

-  4 bedrooms
-  2 public rooms
-  2 bathrooms
-  Driveway and garage
-  Private front and rear gardens
-  EPC rating – C
-  Council tax band- F



## Description

Offering well-proportioned and flexible accommodation, the property also boasts a substantial private garden and single garage, making it an ideal home for those juggling family life with home working.

The ground floor briefly comprises entrance hallway with stairway to the upper level and built-in storage cupboard, rear facing reception/dining room with carpeted floor and a pleasant aspect over the back garden, well appointed modern kitchen which has been fitted with an excellent range of white base and wall units with coordinated worktops, laminate flooring, a selection of integrated appliances and French doors opening out into the garden. Rounding off the ground floor you have a convenient downstairs WC and a versatile study/family room.

On the upper level there is a spacious principal bedroom with built-in storage and en-suite shower room, two further double bedrooms both with storage, a good-sized single bedroom which would work well as a home office or nursery, and main family bathroom with three-piece white suite, over-bath shower and splash tiling.



## Extras

All floor coverings, blinds, curtain poles and integrated appliances will be included.

## Gardens and Parking

To the front of the house is a patch of lawn, bordered by hedgerow together with a monobloc drive and single garage. To the rear of the house is a generously sized, fully enclosed private garden, which has been laid to lawn and has excellent potential to cultivate further.

## Viewing

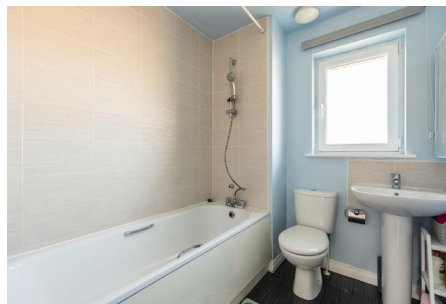
By appointment through Neilsons (0131 625 2222).





## Location

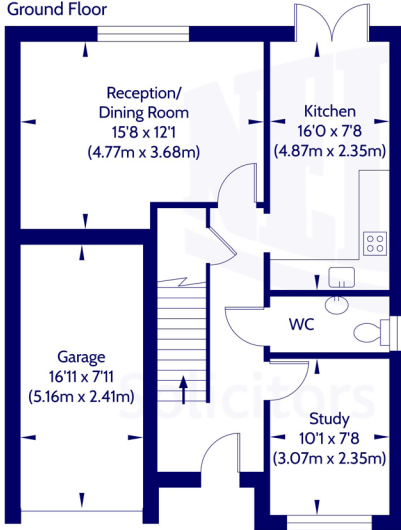
The property is situated within the popular West Lothian village of Winchburgh, bordered by open countryside and within easy reach of everyday shops and services. The town is part of an ambitious £1 billion regeneration project that is transforming the area with new homes, schools, green spaces and amenities. Residents can also enjoy nearby outdoor attractions such as Auldclathie Park, a local green space perfect for walks, play areas and relaxing outdoors, as well as scenic routes along the Union Canal, which offers peaceful waterside paths ideal for walking, cycling and enjoying the surrounding countryside. A wider selection of amenities can be found in the neighbouring towns and villages of Kirkliston, South Queensferry, Broxburn and Linlithgow. For a more extensive range of high-street retailers, Almondvale Shopping Centre and McArthurGlen Designer Outlet in Livingston, along with Hermiston Gait Retail Park and the Gyle Shopping Centre in Edinburgh, are all within easy commuting distance. This is an excellent location for commuters, with convenient access to Glasgow, Edinburgh and Stirling via the nearby M8 and M9 motorway networks



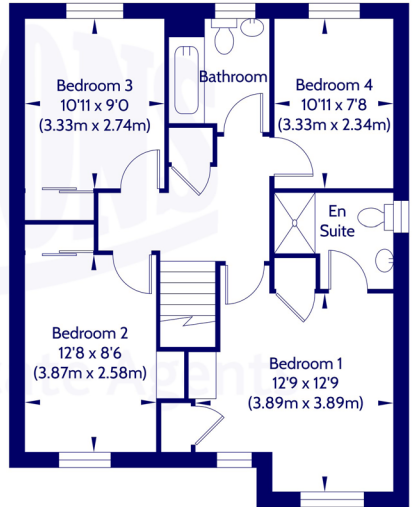


Approx. Gross Internal Floor Area 115 Sq M / 1242 Sq Ft.

Ground Floor



1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.



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