NEILSONS

Solicitors & Estate Agents



Offers Over

£418,000

14 Wightman Road

Winchburgh | EH52 6AS

Neilsons are delighted to offer on to the market, this beautifully presented and well-proportioned detached home, forming part of a popular modern development and boasting a delightful south facing rear garden.

- 4 bedrooms
- 2 public rooms
- 2 bathrooms
- Driveway and garage
- Garden
- EPC rating – A
- Council tax band - F



Description

Internally, the property is presented in immaculate, move-in condition throughout, offering flexible and well-appointed accommodation ideally suited to modern family life. With spaces that comfortably cater to both family living and working from home, it is particularly well suited to those balancing the demands of a busy family life with home working.



The ground floor briefly comprises; entrance vestibule, main hallway with stair to the upper level and a convenient downstairs WC, comfortable front facing reception room with carpeted floor and light neutral décor, a generously proportioned dining kitchen with herringbone flooring, sleek contemporary units/coordinated worktops, focal island and doors opening directly out to a sunny south facing terrace. Off the kitchen is a useful utility room which in turn gives access to the garage.



On the upper level you have the spacious principal bedroom with fitted wardrobes and en-suite shower room, three further good-sized bedrooms all with storage, and the main family bathroom with modern three-piece white suite, splash tiling and separate shower enclosure.

Extras

All fitted floor coverings and blinds will be included in the sale together with all the integrated appliances. The shed and greenhouse can be made available with separate negotiation.

Gardens and Parking

To the front of the house there a neat lawned garden, together with a monobloc driveway and single garage, providing excellent off-street parking/overspill storage. To the rear of the property is a generous fully enclose private garden, which has a lovely open feel and benefits from a bright southerly facing aspect. The garden has been laid to lawn, with well stocked planted borders and a paved seating space.

Viewing

By appointment through Neilsons (0131 625 2222).









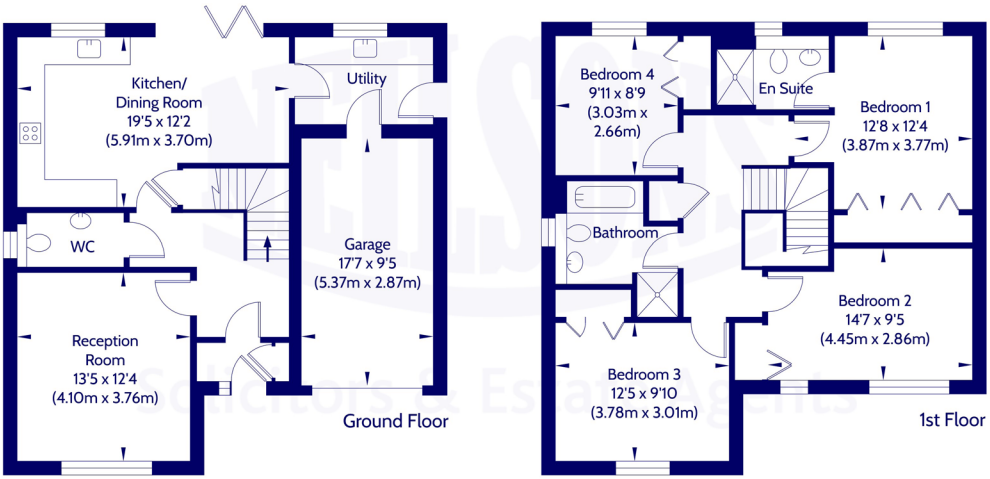
Location





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 Auldcathie 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 133 Sq M / 1435 Sq Ft.



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.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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

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