



Solicitors & Estate Agents










Offers Over

£250,000

4 Hillend Place

Winchburgh | West Lothian | EH52 6WE

A well presented semi-detached villa, located in an established modern development in the popular village of Winchburgh. Close to local amenities, transport links and green spaces, the property offers well proportioned accommodation ideal for young families and professionals.

-  3 bedrooms
-  1 public room
-  2 bathrooms plus WC
-  Fully enclosed rear garden
-  Driveway
-  EPC rating – C
-  Council tax band - D



Description

In move in condition and laid out over two levels, downstairs briefly comprises of an entrance hallway, a bright and airy lounge, a modern dining kitchen with a range of wall and base units with co-ordinated worktops and French doors to the garden, and an inner hall with understair storage and a useful utility room with WC.

Moving upstairs there are two double bedrooms, the principal having a built in wardrobe and en-suite shower room, a single bedroom which would make an ideal home office, and a bathroom with a white suite. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric oven, integrated fridge/freezer, and garden shed.

Gardens and parking

To the rear is a fully enclosed, easy maintenance pebbled garden with patio, offering a lovely space for dining in the warmer months and a safe place for children and pets to play. A driveway provides off street parking, with on street parking also available.

Factoring

The communal grounds around the development are maintained by Hacking & Paterson at a cost of approximately £16 per month.

Viewing

By appointment through Neilsons (0131 625 2222).



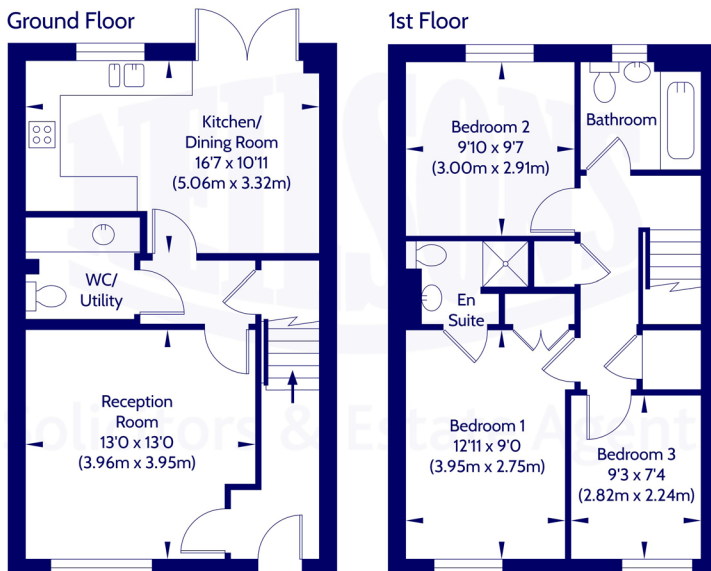


Location

The property is situated within the popular West Lothian village of Winchburgh which is bordered by countryside and close to good local day-to-day shops and services. The town is part of a £1 billion redevelopment project in West Lothian. A wider selection of amenities is available in the nearby towns and villages of Kirkliston, South Queensferry, Broxburn and Linlithgow. For a more extensive range of high-street shops the Almondvale Shopping Centre and McArthur Glen Designer Outlet in Livingston together with Hermiston Gait Retail Park and the Gyle Shopping Centre in Edinburgh are all within commuting distance. This is an excellent location for the commuter with great transport links to Glasgow, Edinburgh and Stirling with the M8/ M9 being easily accessible. Schooling is available at both primary and secondary levels.



Approx. Gross Internal Floor Area 87 Sq M / 937 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.



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