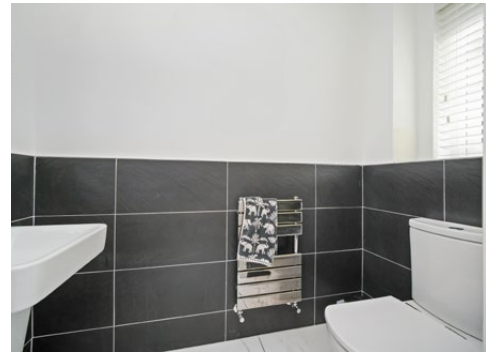


KILGOUR

PROPERTY



6 Lamond Crescent, Winchburgh, EH52 6FF





- Living Room
- Separate Kitchen
- WC
- 4 Bedrooms (Master en-suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Driveway
- Council Tax – Band D
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

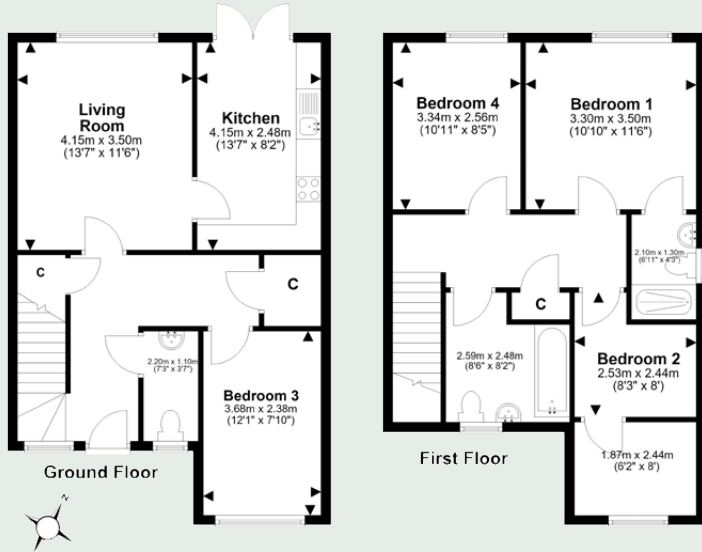
Description

A spacious and well-presented four-bedroom semi detached house with a garage conversion offer extra living accommodation that set within a peaceful and desirable residential location that is close to amenities and very well placed for commuting. This attractive family home offers flexible accommodation throughout, with bright and well-proportioned living spaces, making it an ideal choice for growing families. There is gas central heating and double glazing throughout and private enclosed gardens that provide excellent outdoor space for relaxing and entertaining, while the private driveway offers convenient off-street parking.

Location

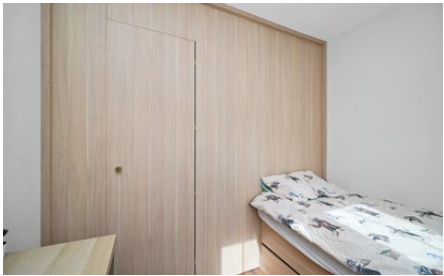
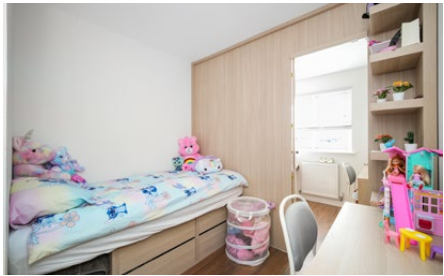
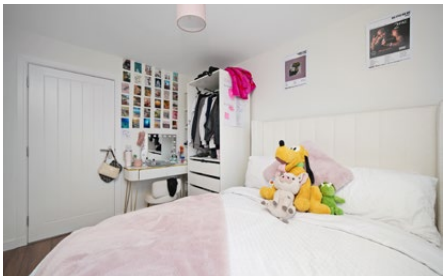
Winchburgh is a thriving and highly sought-after community in West Lothian, ideally positioned between Edinburgh and Linlithgow. The town has undergone significant investment and growth in recent years, creating a vibrant residential setting with excellent amenities for families and professionals alike. Modern schooling provision, including primary schools and Winchburgh Academy, is a particular highlight, while a variety of local shops, cafés, leisure facilities and everyday services are all within easy reach.

The area offers an excellent balance of modern convenience and outdoor recreation, with scenic walks and cycle routes along the Union Canal, attractive open green spaces, and easy access to the surrounding countryside. For a wider range of shopping, dining and leisure facilities, the nearby towns of Livingston and Linlithgow are just a short drive away. Winchburgh is particularly popular with commuters, benefiting from excellent transport connections including the M9 motorway network, providing swift access to Edinburgh, Glasgow and beyond. Its combination of strong local amenities, quality schooling and convenient transport links continues to make it one of West Lothian's most desirable places to live.

1 4 2 B
A
B
C
EPC BANDD
C
COUNCIL TAX BAND

Living Room	13'7 x 11'6	4.15m x 3.50m
Kitchen	13'7 x 8'2	4.15m x 2.48m
WC	7'3 x 3'7	2.20m x 1.10m
Bedroom 1	10'10 x 11'6	3.30m x 3.50m
En Suite	6'11 x 4'3	2.10m x 1.30m
Bedroom 2 (2 Sections)		
Section 1	8'3 x 8'0	2.53m x 2.44m
Section 2	6'2 X 8'0	1.87m x 2.44m
Bedroom 3	12'1 x 7'10	3.68m x 2.38m
Bedroom 4	10'11 x 8'5	3.34m x 2.56m
Bathroom	8'6 x 8'2	2.59m x 2.48m







KILGOUR
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