










Solicitors & Estate Agents



6 Mcfarlane Crescent

Winchburgh | West Lothian | EH52 6ZU

A modern detached villa forming part of the prestigious Millgate Lawns development by Cala Homes in the popular village of Winchburgh, close to local amenities and transport links. Boasting Cala's high specification throughout, including a German studio-designed kitchen with Siemens appliances, this home offers the perfect space for all the family to live and grow.

-  2 public rooms
-  4 bedrooms plus study
-  3 bathrooms plus WC
-  Front & rear gardens
-  Integral garage and driveway
-  EPC rating – B
-  Council tax band - F



Description

Occupying a corner plot, the ground floor briefly comprises; welcoming hallway with handy WC, generous lounge providing the perfect retreat for cosy evenings, a large open plan studio designed kitchen and family/dining room with bi-fold doors connecting you to the rear garden, and a useful utility room.

Moving upstairs there are four double bedrooms plus an additional study, which can also make an ideal playroom, nursery or hobby room. There is an impressive family bathroom with separate bath and shower cubicle, as well as two additional designer en-suite bathrooms. The property further benefits from gas central heating, double glazing, and excellent storage.

Images are for illustrative purposes and layouts may vary depending on the individual plot



Extras

There is a garden to the front, and to the rear there is a fully enclosed garden with patio for sunny days playing or entertaining. The property has an integral single garage, a driveway providing off street parking, and an EV charger.

Factoring

The grounds around the development are maintained by Ross & Liddell at a cost of approximately £208.00 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





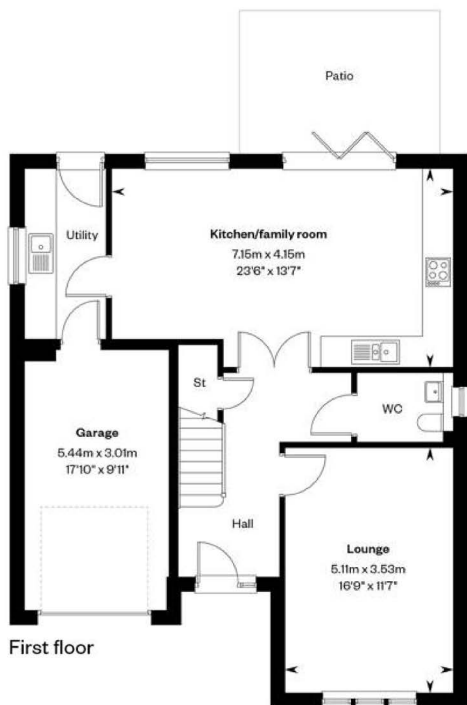
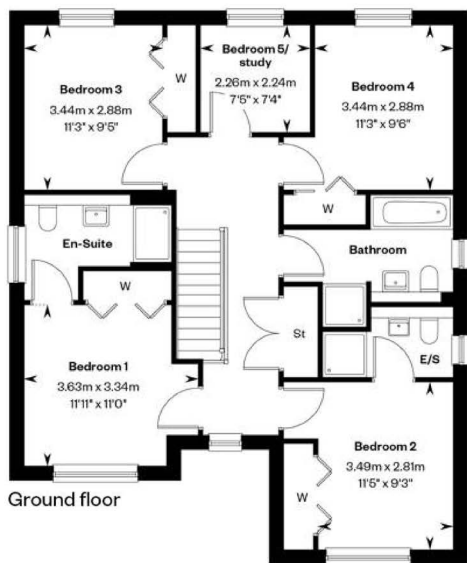
Location

The property is situated within the popular West Lothian village of Winchburgh which is bordered by countryside and offers a range of community amenities including local day-to-day shops and services. Moving forward, the Winchburgh masterplan will further enhance the selection of facilities and further green spaces for all the family to enjoy. Sitting in the heart of the bustling community, the new Winchburgh Marina opened in May 2024 and is a great addition to the growing village. In addition, the new motorway junction connecting to the M9 has opened, further enhancing connectivity to Edinburgh and beyond plus frequent bus and tram connections at Ingliston Park & Ride are ideal for those commuting to the capital. Winchburgh has great bus connections plus Linlithgow and Dalmeny train stations nearby. Whether you're flying for business or leisure, Edinburgh Airport is easily accessible, or for a bit of retail therapy, Livingston Designer Outlet is just a short drive away. There is also easy access to schooling at both primary and secondary level.

The Colville

Plots 45, 75, 84 & 93 – as shown

Plots 67, 78 & 79 – handed



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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✉ mail@neilsons.co.uk

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Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

