










Offers Over
£265,000

11 Seton Crescent

Winchburgh | West Lothian | EH52 6FQ

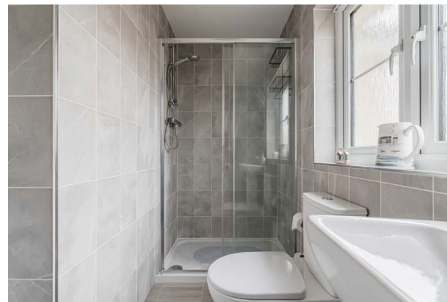
Forming part of a highly sought-after modern development in the popular village of Winchburgh, this impressive semi-detached home offers well-designed, family-friendly accommodation and would make an ideal starter home for a young family or professionals. The property is well placed for local amenities, schooling, and green spaces, while excellent transport links via the nearby motorway network make it a perfect choice for commuters travelling to Edinburgh and beyond.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms Plus WC
-  Double Driveway
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

The accommodation begins with a welcoming entrance hallway, which benefits from useful storage and a convenient downstairs WC. To the front of the property, the spacious reception room is finished with neutral décor and soft carpeting, creating a comfortable and inviting living space ideal for relaxing or entertaining. To the rear, the stylish dining kitchen provides an excellent hub for family life. Fitted with contemporary high-gloss grey wall and base units, integrated appliances, and generous worktop space, the kitchen also benefits from utility storage and direct access to the rear garden, making it practical for everyday living and outdoor dining. Upstairs, the principal bedroom enjoys a peaceful outlook over the rear garden and features mirrored built-in wardrobes, plush carpeting, and the added luxury of a fully tiled en-suite shower room. The second double bedroom also benefits from mirrored wardrobes and an open aspect overlooking communal green space. The third bedroom is a well-proportioned single room, ideal for use as a child's bedroom, home office, or study. Completing the accommodation is a fully tiled family bathroom fitted with a white three-piece suite, thermostatic shower over the bath, heated chrome towel rail, and shelved storage.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Driveway

Externally, the property benefits from a private monoblock double driveway providing off-street parking for two vehicles, along with a neatly maintained decorative front garden. To the rear, the enclosed garden offers a patio area, lawn, and timber shed, all bordered by double slat fencing on two sides to provide a high degree of privacy, ideal for families and outdoor entertaining.

Viewing

Please contact Neilsons on 0131 625 2222.





Location

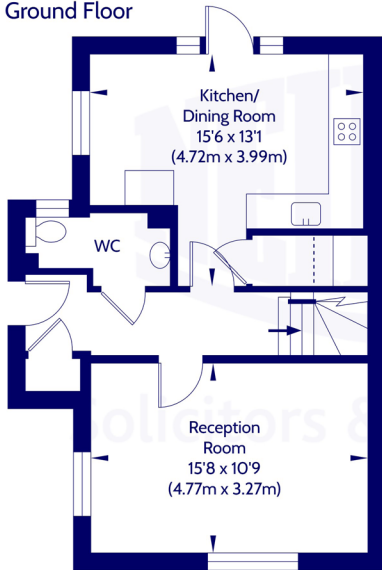
The property is situated within the popular West Lothian village of Winchburgh, bordered by open countryside and within easy reach of everyday shops and services. The town is part of an ambitious £1 billion regeneration project that is transforming the area with new homes, schools, green spaces and amenities. Residents can also enjoy nearby outdoor attractions such as Auldscathie 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.



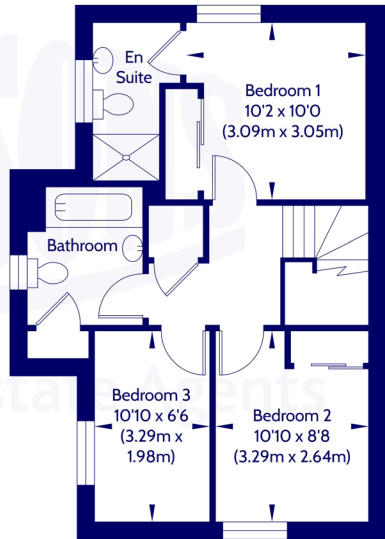


Approx. Gross Internal Floor Area 88 Sq M / 949 Sq Ft.

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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