









Fixed Price

£569,995

19 McFarlane Crescent

Winchburgh | West Lothian | EH52 6ZU

A fantastic five-bedroom detached home located in the prestigious Millgate Lawns development by Cala Homes, part of an exciting new community within the prime location of Winchburgh with quick access to the new M9 junction, connecting to Edinburgh Airport and into the city with shops, parks and new schooling on your doorstep. Designed for spacious and flexible living, the Darroch is the perfect home for families in need of a wealth of space.

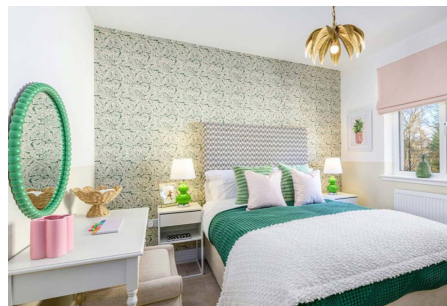
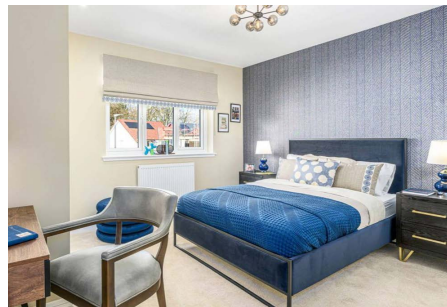
-  2 public room
-  5 bedrooms
-  3 bathrooms
-  Garage & Driveway
-  EPC rating – B
-  Council tax band - G



Description

Presenting an ideal home for families boasting Cala's high specification throughout, the accommodation comprises of an entrance vestibule with handy WC, welcoming hallway with understair storage, formal lounge ideal for entertaining and a particular feature is the open plan studio designed kitchen and family/dining room with bi-fold doors opening out to the patio and garden. In addition, there is a useful utility room. There are four double bedrooms, all with built-in wardrobes and two with en suite shower rooms, a fifth bedroom, which can also be used as a study, nursery or hobby room and luxurious family bathroom. There is plentiful storage, gas central heating and double glazing together with an integral single garage and private driveway ensure all the everyday practicalities are taken care of.

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



Gardens, Garage and Driveway

A garden laid to lawn welcomes you to the property, and to the rear there is a fully enclosed garden with patio offering a lovely place to relax and dine in the warmer months and a safe space for children and pets to play. The property has an integral garage and a driveway provides off street parking.

Factoring

The communal grounds are factored 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.



Solicitors & Estate Agents

Our Services:

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