





McEwan Fraser Legal

Solicitors & Estate Agents

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5 Hillend Road

WINCHBURGH, BROXBURN, EH52 6WD

WINCHBURGH / BROXBURN

LOCATION //

Winchburgh is centrally located and has great links to Glasgow, Edinburgh, and Stirling utilising both Uphall (approximately six miles) and Linlithgow (approximately five miles) train stations.

The M8 and M9 motorway networks are easily accessible as well as Edinburgh Airport and the Forth Bridges. A regular bus service also serves the community well. Livingston town centre and the MacArthur Glen retail outlet are approximately nine miles away.

The community schooling is served by Holy Family primary school and Winchburgh primary school, the secondary schools are St Margaret's Livingston and Linlithgow Academy. The village offers beautiful walks along the Union canal to both Edinburgh and Linlithgow and the fantastic Niddrie Castle 18 hole golf course.













5 HILLEND ROAD

PROPERTY //

McEwan Fraser Legal are delighted to bring to the market this four bed detached family home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family. The property is finished to an excellent standard throughout. In more detail, the property consists of welcoming hallway with storage. The bright and airy lounge with bay window allows for different furniture configurations and free standing furniture. Through the lounge to the kitchen, dining and family room, a fantastic space comprising, floor units, gas hob, hood, oven, integrated dishwasher, walk-in larder, space for fridge freezer and dining table as well as ample space for family living. Access to the back garden is via patio doors. Just of the kitchen is the utility room with good storage with space for washing machine, as well as access to the side of the property. The second public room has a range of options, this could be an additional downstairs bedroom, study, office the options are vast. The downstairs cloakroom comes with wash hand basin and W/C. Plumbing is in place if you wish to add showering facilities.

On the upper-level access to the partially floored attic can be found. There are four different sized bright and airy bedrooms, all allowing for freestanding furniture, The master and a second bedroom also benefits from built-in storage. The master also comes complete with en-suite comprising walk-in shower from mains, wash hand basin and W/C. The family bathroom completes the property internally with bath, wash hand basin, W/C and walk-in shower from mains.

Externally the front garden is low maintenance, the secure back garden is laid to lawn and comes with patio area. The single garage benefits from power and light and provides off street parking. The property also benefits from gas central heating, double glazing and alarm system.

Early viewing is recommended.











SPECIFICATIONS

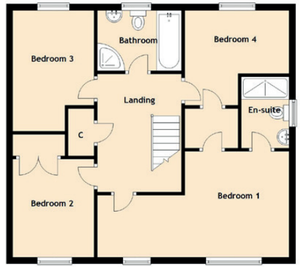
Approximate Dimensions
(Taken from the widest point)

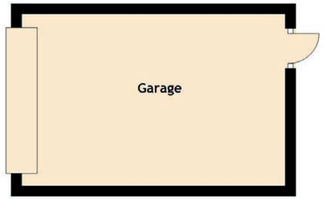
Study	2.60m (8'6") x 2.31m (7'7")
Kitchen/Dining/Family	7.95m (26'1") x 2.98m (9'9")
Utility	1.78m (5'10") x 1.30m (4'3")
Living Room	4.95m (16'3") x 3.04m (10')
Bedroom 1	5.30m (17'5") x 2.95m (9'8")
En-suite	2.23m (7'4") x 1.50m (4'11")
Bedroom 2	3.07m (10'1") x 2.55m (8'4")
Bedroom 3	3.78m (12'5") x 2.55m (8'4")
Bedroom 4	3.27m (10'9") x 2.97m (9'9")
Bathroom	2.64m (8'8") x 1.89m (6'2")
WC	2.60m (8'6") x 1.24m (4'1")
Garage	5.08m (16'8") x 2.97m (9'9")

Gross internal floor area (m²) - 123m²

EPC Rating - C









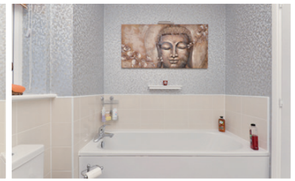














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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



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