Fantastic three bedroom end-terraced house

Early viewing is recommended









120 Craigton Place

Winchburgh, West Lothian, EH52 6RW

Scan Here!

3 BED

2 BATH

ON STREET

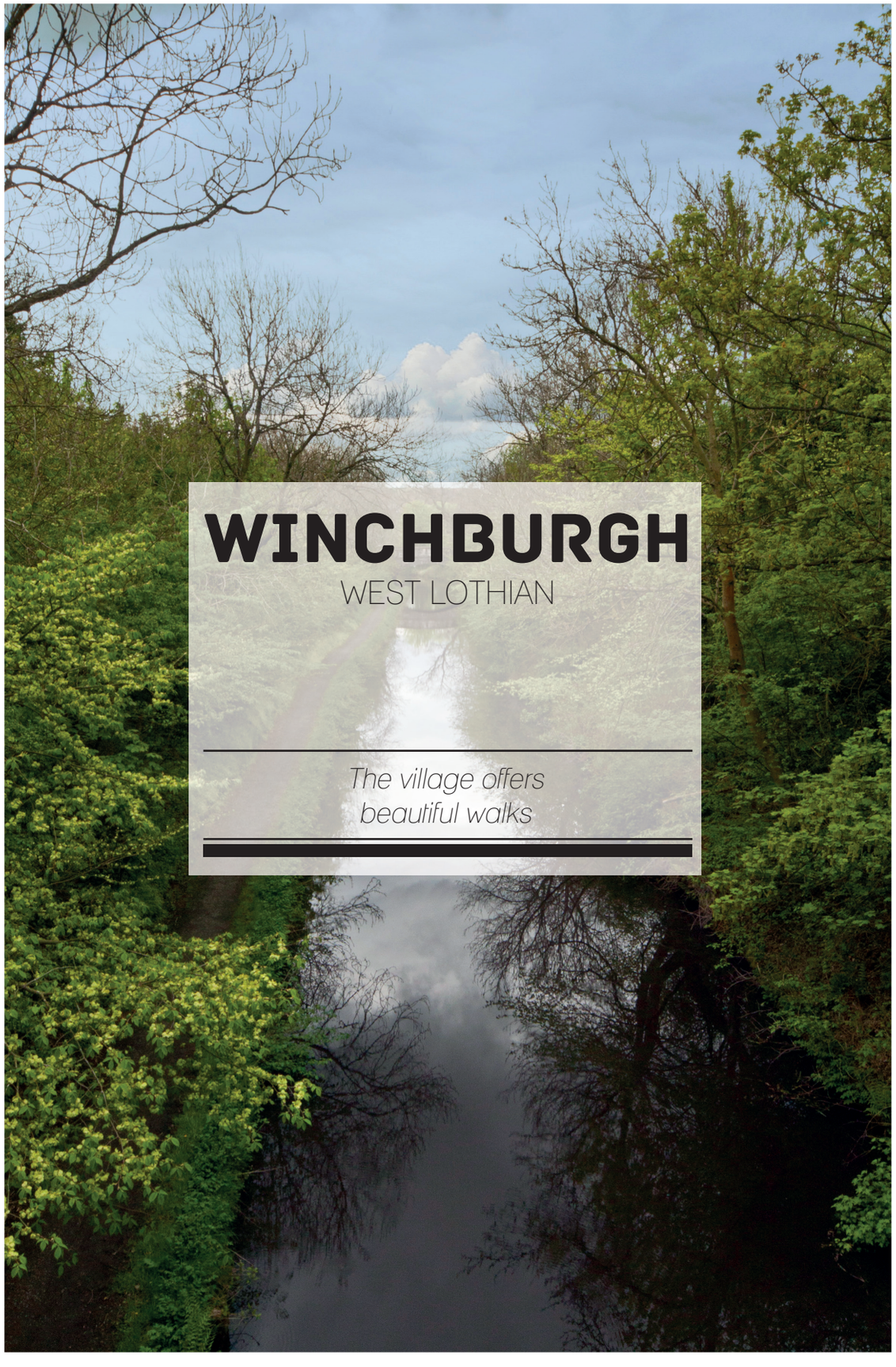
ENERGY D EPC RATING

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0131 524 9797
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available



WINCHBURGH

WEST LOTHIAN

The village offers beautiful walks









CANAL
NIDDRIE CASTLE
NIDDRIE GOLF CLUB

Winchburgh is centrally located and has great links to Glasgow, Edinburgh and Stirling utilising both Uphall (5.9 miles) and Linlithgow (5.4 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 approx. 8.5 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.







Recently renovated three-bedroom end terraced cottage with architecturally designed cedar-cladding extension. The accommodation briefly comprises; entrance hall with vertical radiator. Off the hall there is a utility room with fitted cupboards fridge freezer and washing machine. The bright and airy living room comprises of two tall windows, log burning stove with feature surround, hidden sockets for a wall mounted TV and speakers integrated into the ceiling. The bright and spacious kitchen/diner with floor to ceiling cupboards, dish washer, integrated fridge, fan assisted oven/grill, electric hob, integrated extractor fan, vertical radiator, hidden sockets for a wall mounted TV, integrated ceiling speakers and a bi-folding glass doors take you on to the decked area. One large double bedroom with en-suite with walk in shower cubicle, fitted wardrobes providing excellent storage from floor to ceiling. Parquet flooring stretches throughout the kitchen, dining room, living room and hallway.

On the upper level fitted carpets throughout, two double bedrooms with integrated storage space, the family bathroom, with walk in storage cupboard, mains shower over bath, vanity unit, sink and WC and a small hatch for access to the loft space can be found on the upper landing.

Externally there is ample on street parking and a small private enclosed courtyard/garden.

The property further benefits from double glazed window units and gas central heating to make this a cosy yet cost effective living environment.







120 CRAIGTON PLACE

WINCHBURGH



























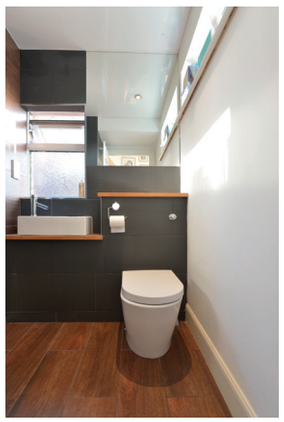


BEDROOMS & BATHROOMS

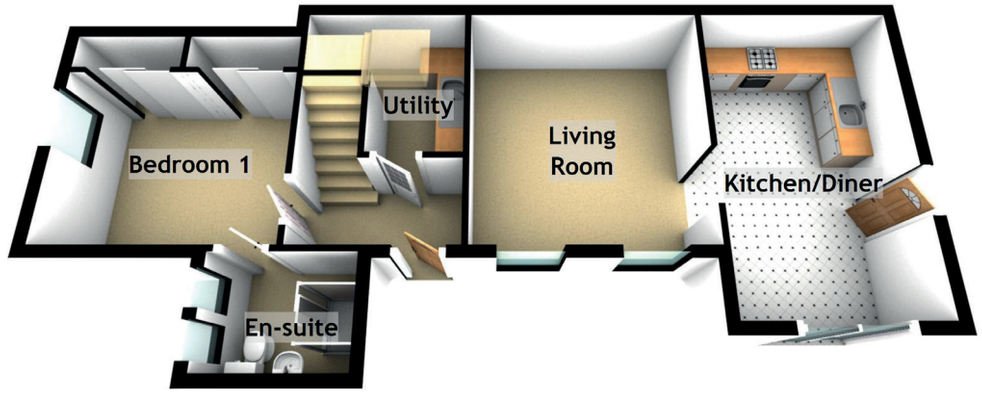




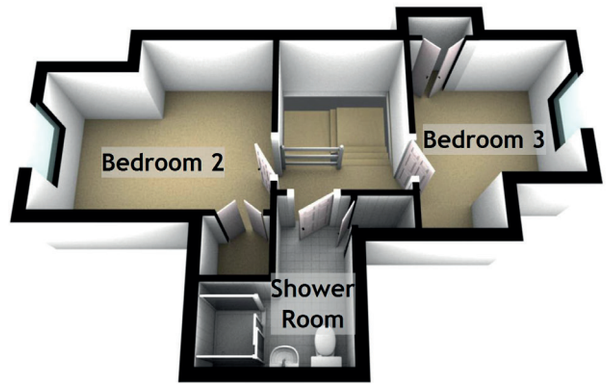




Ground Floor

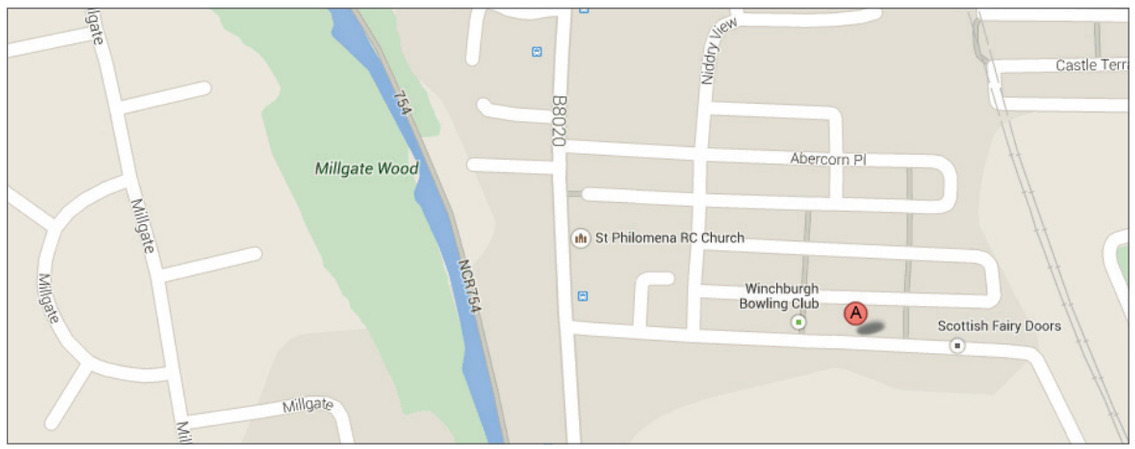


First Floor



Approximate Dimensions
(Taken from the widest point)

Living Room	*3.92m (12'10") x 3.69m (12'1")*	*En-suite*	*2.18m (7'2") x 1.69m (5'7")*
Kitchen/Diner	*5.01m (16'5") x 3.02m (9'11")*	*Bedroom 2*	*3.46m (9'4") x 3.06m (10'1")*
Utility	*2.57m (8'5") x 2.46m (8'1")*	*Bedroom 3*	*2.85m (9'1") x 2.56m (8'5")*
Bedroom 1	*3.62m (11'11") x 2.97m (9'9")*	*Shower Room*	*2.57m (8'5") x 2.19m (7'2")*



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Part Exchange

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