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6 Cannon Street, Winchburgh, West Lothian, EH52 6WN

Beautifully Presented & Spacious, Four-Bedroom, Detached Family Home

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Property Description

Beautifully presented and spacious, four-bedroom, detached family home with private gardens and a garage. Set in a quiet, modern and family friendly residential development, the property is located in popular and well placed Winchburgh, West Lothian.

Comprises: an entrance hall, living room, dining room, kitchen, three double bedrooms, a single bedroom, an en-suite shower room, family bathroom, and a ground floor WC.

Features include modern neutral décor and flooring, a fitted kitchen with all integrated appliances, gas central heating, uPVC double glazing, and good integrated storage provision.

Externally, the property benefits from a monobloc driveway, an integral garage, and a sizeable enclosed rear garden with gravel and patio areas.

The welcoming entrance hall grants access throughout, and includes space for outerwear and contemporary wood-effect flooring. The spacious living room is through to the rear and has French patio doors which open out directly to the rear garden.

Beside the lounge, also with a door to the garden, the bright kitchen is fitted with modern units, stone-effect worktops with a matching upstand, and a sink with drainer. Integrated appliances include a fridge/freezer, double oven, induction hob with a canopy above, dishwasher, and a washing machine.

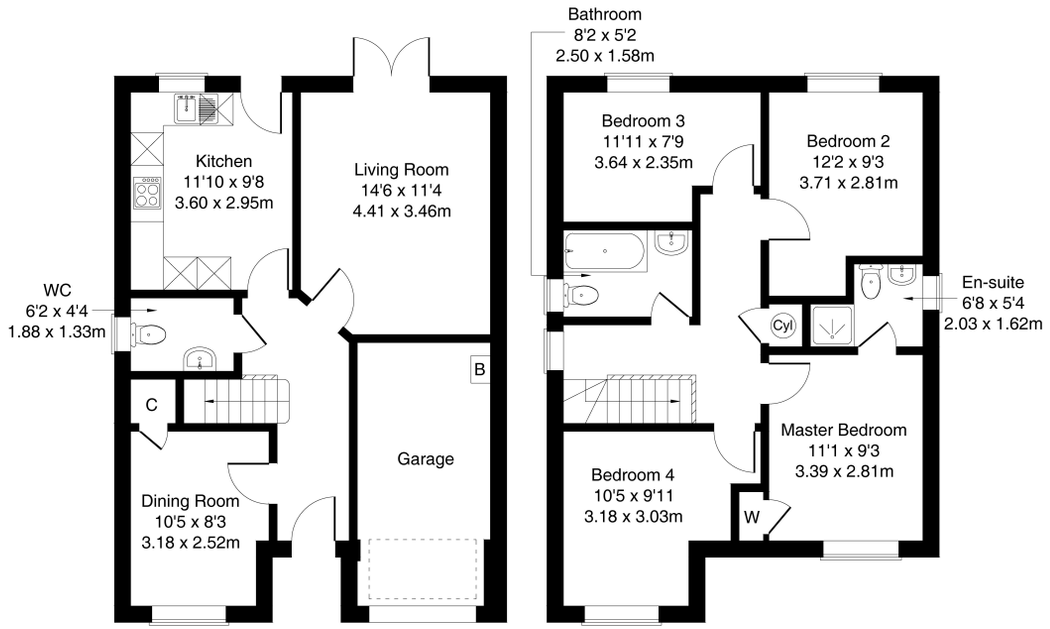
A second reception room, currently used as a dining room, is set towards the front and includes an under-stairs cupboard. Also on this floor is a convenient WC with a two-piece suite.

Upstairs, the master bedroom is set to the front and offers carpeted flooring, a built-in wardrobe, and an en-suite shower room. There are three further bedrooms, all with carpeted flooring and ample room for freestanding furniture, while a modern family bathroom completes the accommodation with its three-piece suite, a shower attachment over the bath, and panel splash walls.

A 360 Virtual Tour is available online.

6 Cannon Street, Winchburgh, West Lothian

Approximate Gross Internal Area: (1249 sq ft - 116 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Winchburgh is a small town situated on the B9080 just off the M9 motorway, and approximately 3 miles from Kirkliston. Close to Edinburgh International Airport, Winchburgh is in the county of West Lothian, and approximately 10 miles from the city of Edinburgh. The village offers an excellent range of local amenities and the towns of Broxburn and Kirkliston are a short drive away and provide a good range of local amenities and supermarkets. Surrounded by rolling open countryside, Winchburgh is in the catchment area for Linlithgow Academy, and there is well-regarded primary schooling in the village, a local golf course and bowling club. Winchburgh is undergoing one of the largest placemaking projects in the UK, including the development of new homes, schools, amenities, improved transport links, as well as an extensive recreational green space. This is a superb central location for commuting to Edinburgh, Livingston and Fife, with quick access to direct trunk roads and motorways.

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