



## 14 Cannon Street, Winchburgh, EH52 6WN

### Description

Attractive two bedroom semi-detached house forming part of a modern residential development within the popular commuter town of Winchburgh, to the west of Edinburgh. It benefits from private front and rear gardens, gas central heating and double glazing.

The accommodation comprises:

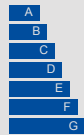
- Entrance hall with carpeted stairs to the first floor and storage cupboard beneath the stairs
- Well-proportioned living room with French doors leading out to the rear garden
- The kitchen is fitted with a range of white gloss wall and base mounted units with laminate worktops with inset stainless steel sink, metro tiled splashbacks and appliances including a gas hob with extractor hood, electric fan oven, washing machine and fridge freezer
- Downstairs WC with wash basin
- Upstairs landing providing access to the bedrooms, bathroom and loft
- There are two good sized bedrooms, the larger of which has built-in wardrobes
- The bathroom has partially tiled walls, bath with shower over, WC and pedestal wash hand basin



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING  
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### Outside & Gardens

The front garden is mostly laid to lawn. The rear garden has a sunny south west facing aspect and is mostly laid to lawn with a paved patio. It is fully enclosed and child and pet friendly. There is allocated parking to the rear of the property with further unallocated parking spaces nearby within the development.

### Location

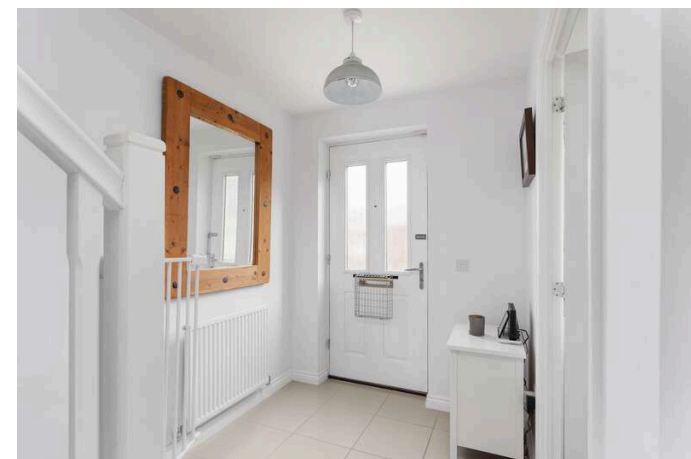
Winchburgh is a popular commuter village and lies approximately 10 miles west of Edinburgh, 35 miles east of Glasgow and around 2.5 miles northeast of Broxburn. It is currently expanding with planned development for more housing, schooling and amenities. The amenities of the village are within walking distance and include schooling, a grocery store, several takeaway food shops, convenience stores, butchers, deli, pharmacy, doctor's surgery, post office and community centre. There is a regular bus service to Edinburgh and Linlithgow. The town of Linlithgow, 8 miles away, offers more extensive shopping facilities and enjoys a fast, frequent rail service to Edinburgh, Glasgow and Stirling. There is easy access to the M8 and M9 motorways and Edinburgh Airport.

### Extras

The fixed floor coverings, curtains, blinds, light fittings and kitchen appliances are included in the sale.

### Council tax

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



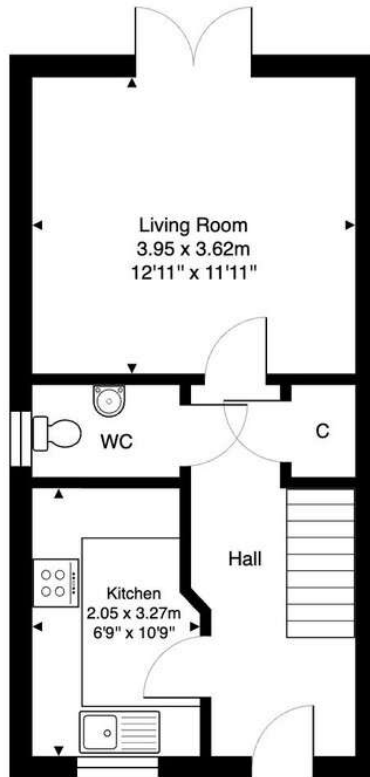
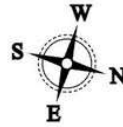




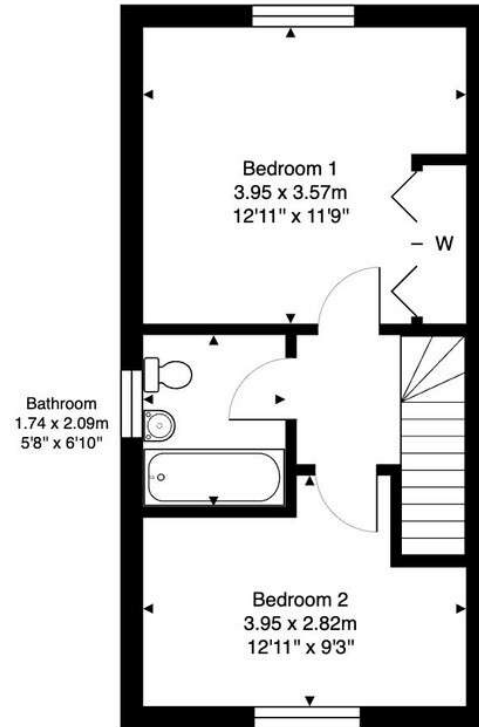
**14 Cannon Street, Winchburgh, EH52 6WN**

Total Area: 65.5 m<sup>2</sup> ... 705 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Ground Floor**



**First Floor**



**DMD** SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

DMD Solicitors and Estate Agents  
22 St. John's Road, Corstorphine, EH12 6NZ  
DX 550 440 Edinburgh 44

F: 0131 539 7035

E: [property@dmdpartnership.co.uk](mailto:property@dmdpartnership.co.uk)

T: 0131 316 4666

[www.dmdlaw.co.uk](http://www.dmdlaw.co.uk)

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