



Solicitors & Estate Agents










Offers Over

£259,000

13 Livingston Crescent

Winchburgh | West Lothian | EH52 6FU

Forming part of the highly sought after New Build Development in Winchburgh and built by Taylor Wimpey, this spectacular semi detached property will make an excellent starter home for a young family. With excellent transport links via the main motorway network and local amenities nearby, this is an ideal property for those requiring to commute.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Allocated Parking
-  Front and Rear Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

Upon entering the home, you are greeted by a welcoming hallway with ample storage and a staircase leading to the upper level. The reception room is bright and airy, featuring a dual aspect that includes double glass doors opening to the beautifully landscaped private garden, creating a seamless connection between indoor and outdoor spaces. The kitchen is both stylish and functional, equipped with modern fitted wall and base units, a matching worktop and splashback, and integrated appliances including a dual eye-level oven. The kitchen also features a dining area with three windows that flood the space with natural light, making it an ideal spot for family meals. The principal bedroom is a generously sized double room with cozy carpeting, and it boasts an en-suite bathroom with a fully tiled contemporary shower cubicle. The second bedroom is also a well-proportioned double, featuring neutral decor and carpeted flooring. The third bedroom, currently set up as a dressing room, is a versatile single space that can be adapted to suit your needs. The family bathroom is elegantly designed with a crisp white three-piece suite.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Outside, the rear garden is beautifully landscaped and includes a patio and lawn area, perfect for relaxing or entertaining. A rear gate provides direct access to the allocated private parking space, adding to the convenience and appeal of this charming home.

The development at this time is maintained by the developer, a factor will be in place in due course.

Viewing

Please contact Neilsons on 0131 625 2222.



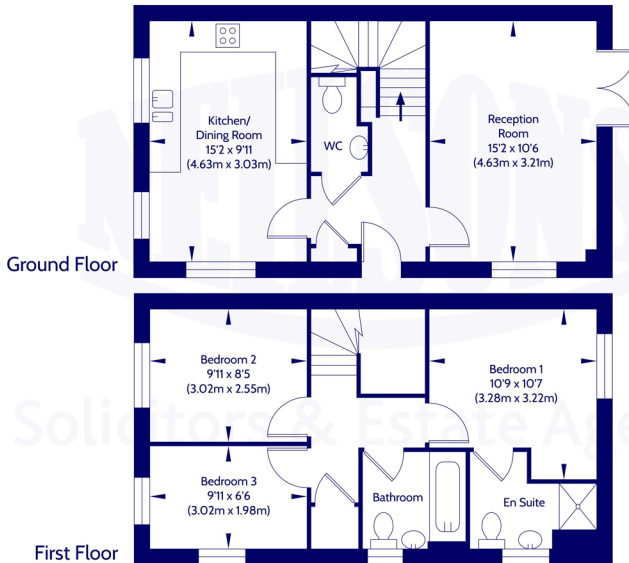


Location

The property is situated within the popular West Lothian village of Winchburgh which is bordered by countryside and close to good local day-to-day shops and services. The town is part of a £1 billion redevelopment project in West Lothian. A wider selection of amenities is available in the nearby towns and villages of Kirkliston, South Queensferry, Broxburn and Linlithgow. For a more extensive range of high-street shops the Almondvale Shopping Centre and McArthur Glen Designer Outlet in Livingston together with Hermiston Gait Retail Park and the Gyle Shopping Centre in Edinburgh are all within commuting distance. This is an excellent location for the commuter with great transport links to Glasgow, Edinburgh and Stirling with the M8/M9 being easily accessible. Schooling is available



Approx. Gross Internal Floor Area 79.38 Sq M / 854 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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