



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**11 Millgate**

Winchburgh EH52 6TZ

# 11 Millgate

Nestled in a peaceful cul-de-sac within the vibrant village of Winchburgh, this beautifully presented lower villa offers a perfect blend of comfort and modern living. The area is undergoing a delightful rejuvenation with new local amenities, schools, and a picturesque marina along the Union Canal, making it an ideal location for families and professionals alike.

Step inside to discover well-appointed interiors and spacious accommodation that exude warmth and style. The welcoming entrance vestibule features a generously-sized cupboard, leading into a bright and airy hallway. The sunny lounge boasts a south-facing aspect, with outlook over the front garden while filling the space with natural light. Adjacent to the lounge, you'll find a modern fitted kitchen equipped with ample hidden storage and plentiful worktop space. The villa consists of three excellent double bedrooms, offering plenty of scope for freestanding furniture. The stylish three-piece bathroom features a shower fitted over the bath with a sleek glass screen, adding a touch of elegance. With private front and rear gardens, this lovely lower villa is the perfect blend of comfort and convenience.

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## Property Summary

- Set in a quiet cul-de-sac in the popular village of Winchburgh
- Lower villa
- Spacious south-facing lounge
- Modern fitted kitchen
- Three comfortable double bedrooms
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Front garden and two garden areas to the rear
- Un-restricted on-street parking
- EPC Rating - C | Council Tax Band - A

**Home Report Value - £ 140,000**







Lovely lower villa,  
offering  
bright & spacious  
accommodation



BEDROOM 2



BEDROOM 2



BEDROOM 3



Outdoor space; the property boasts a generous south-facing front garden and to the rear are two garden areas; one directly to the rear of the property( with large garden shed), which is linked by a path to a central garden area

Un-restricted on-street parking with-in the cul-de-sac

Extras: all fitted floor coverings, light fittings, gas hob, electric oven, cooker hood and garden shed, to be included in the sale.

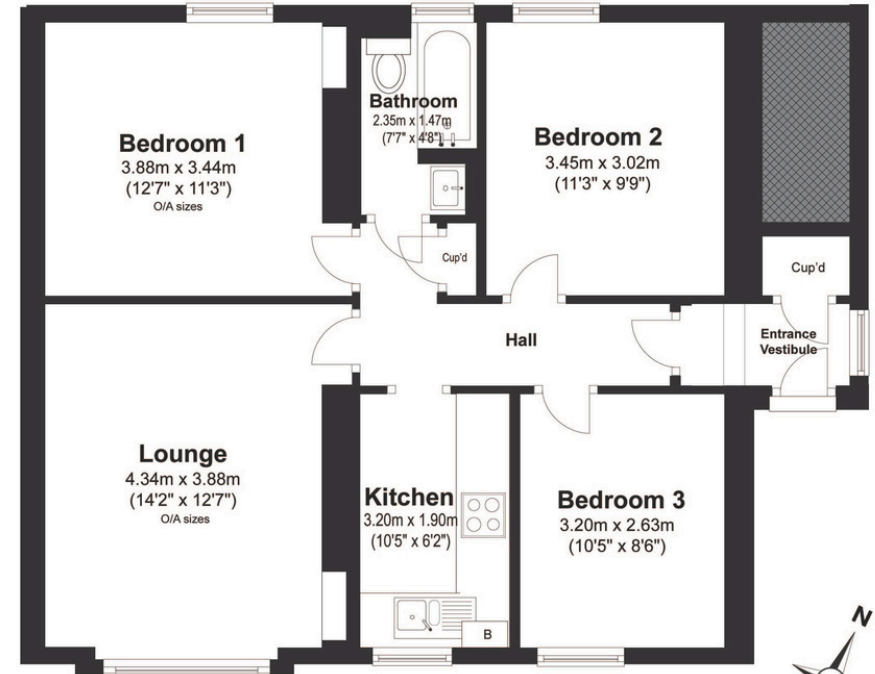
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**Ground Floor**  
Approx. 75.0 sq.metres (807.3 sq. feet)

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**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

## Location



TALLY-HO PUB, WINCHBURGH

Located 12 miles west of Edinburgh, Winchburgh, sits next to Kirkliston and offers fast, easy access to the motorway network for a swift commuting across the Lothians, the West, as well as easy access to Edinburgh Airport, and is undergoing £1bn development aimed for completion by 2023. Additional, shopping amenities have been provided, along with a primary and two secondary schools, further shopping amenities, and improved transport links - including the re-instatement of a train stop. Currently the village boasts two local supermarkets, a butcher and a post office, a pharmacy, two primary schools and the 'Tally Ho' pub. The area also falls under the catchment area for the prestigious Linlithgow Academy and Broxburn Academy. An excellent sense of community is created by numerous sports and social clubs, a golf club, and a community centre hosting activities and events. The surrounding countryside promises an idyllic backdrop for outdoor pursuits and a scenic cycle route runs along the Union Canal towpath to the capital, with a new marina being created for the canal.