



RALPH SAYER
SOLICITORS & ESTATE AGENTS

120 Craigton Place

Winchburgh EH52 6RW

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Nestled within a quaint colony of historic miners' cottages, this delightful end-terrace property offers a unique blend of charm and modern living in the popular village of Winchburgh. This lovely home has been extended to create generous family accommodation, with three bedrooms and two bathrooms. Perfectly situated opposite Craigton Park, Winchburgh bowling club, Winchburgh community centre and only a short stroll from local amenities, this home is an ideal retreat for those seeking both tranquility and convenience.

This charming property is set back behind a small front garden with the entrance tucked to the side with-in the private patio terrace. On entering you are greeted by a warm and inviting hallway with wood effect parquet flooring which leads you through to a spacious living room that exudes style, finished in a chic grey that enhances its cosy ambiance, along with a charming wood-burning stove, perfect for those chilly evenings. Adjacent through a space saving pocket door is the social hub of the home, a generous dual aspect kitchen and dining room. Sleek gloss units provide hidden storage and worktop space, with sliding patio doors next to the dining area connecting you to the patio terrace. Completing the ground floor is a generous master bedroom, with modern en-suite shower room and extensive built-in wardrobes. Upstairs, there are two well-proportioned bedrooms, both with built-in wardrobes and share a stylish shower room.

Property Summary

- Within a quaint colony of historic miners' cottages in Winchburgh
- End-terrace cottage
- Spacious living room with wood burning stove
- Generous kitchen & dining room
- Master bedroom with en-suite shower room & built-in wardrobes
- Two further bedrooms with built-in wardrobes
- Stylish three-piece shower room
- Gas central heating & double glazing
- Small front garden area & private enclosed patio terrace to side & rear
- Ample on-street parking
- EPC Rating - C | Council Tax Band - C

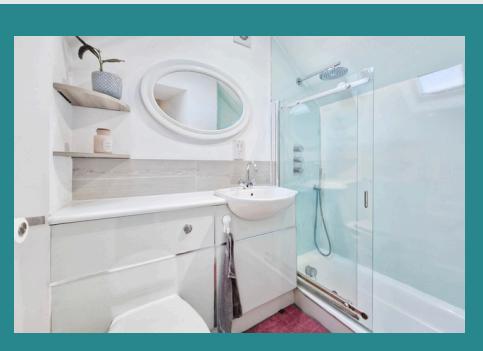
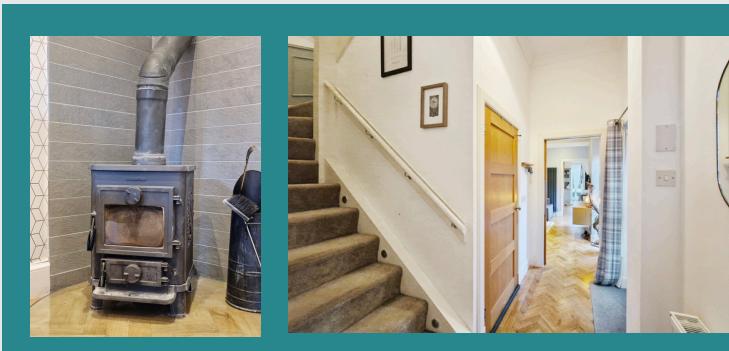






Charming
end-terrace,
miner's cottage,
in popular
Winchburgh





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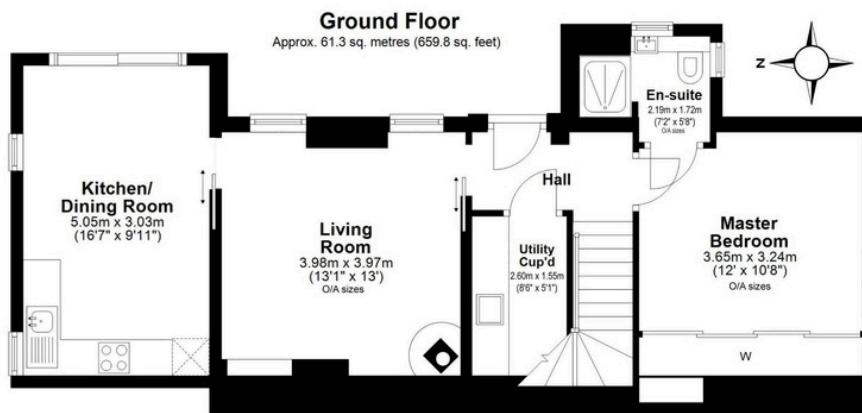


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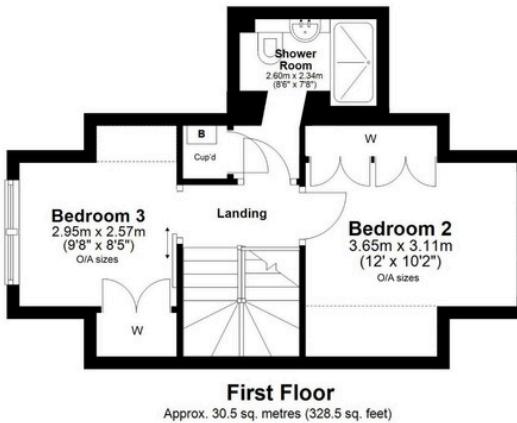
DISCLAIMER

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.



Total Area: approx.
91.8 sq.metres (988.3 sq. feet)

All measurements are approximate and for display purposes only.



Location



CRAIGTOUN PARK OPPOSITE 120 CRAIGTON PLACE

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.