



20 Lamond Crescent,
Winchburgh, West Lothian, EH52 6FF

CALL US ON 0131 447 4747

20 Lamond Crescent, Winchburgh, West Lothian, EH52 6FF.

For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall.
- Attractive & good-sized living room.
- Fabulous dining kitchen with appliances
- Breakfast bar with stools.
- French doors to rear garden.
- Utility room with access to rear garden.
- Cloakroom/WC.
- Upper landing with storage & access to attic.
- Superb master bedroom with built in mirrored wardrobes & ensuite shower room.
- Second double bedroom with built in mirrored wardrobes & ensuite shower room.
- Two further double bedroom - one with built in mirrored wardrobes.
- Contemporary four-piece family bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Double driveway leading to double garage.
- Enclosed child-friendly well-maintained south-east facing rear garden with patio area.
- Unrestricted on street parking.
- NHBC guarantee.

GENERAL DESCRIPTION

A stunning detached villa, on an excellent corner plot, in a sought-after modern development in the popular West Lothian village of Winchburgh, an ideal commuted base into Edinburgh and further afield with close proximity to the motorway network. There is a range of local amenities close at hand and the property would make an ideal family home in a great location.





LOCATION

Undergoing a major expansion project, the charming village of Winchburgh offers the best of both worlds: a relaxed semi-rural haven within easy reach of the capital. Situated approximately ten miles west of Edinburgh city centre and surrounded by rich green countryside, Winchburgh offers no shortage of outdoor activities including a network of walking and cycle routes throughout the dense countryside or along picturesque Union Canal. Winchburgh is also home to the historic tower house Niddry Castle, with prestigious Niddry Castle Golf Club within its grounds. Much of Winchburgh's charm lies in its increasingly rare village ambience and thriving local community. The village offers a range of services and amenities that are expanding as plans for the growing village take shape. This includes small independent shops and eateries, an award-winning local butcher, post office, pharmacy, medical centre, pub / restaurant with large family-friendly garden bar, plus a community centre, offering a varied programme of clubs and classes for all ages. Early years, primary, and secondary education are provided locally too. Winchburgh is also popular with commuters thanks to its ideal location between the M8 and M9, as well as its proximity to Edinburgh Airport and the Queensferry Crossing. Plus, the village has good public transport services, including frequent bus services into Edinburgh, as well as nearby Linlithgow, Broxburn, Falkirk, and South Queensferry.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, SOME CURTAINS & POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, AND DISHWASHER. THE AUTOMATIC WASHING MACHINE MAY BE AVAILABLE THROUGH NEGOTIATION. THE LARGE STORAGE UNIT WITHIN ONE OF THE BEDROOMS MAY ALSO BE AVAILABLE THROUGH NEGOTIATION.



AMENITIES:
COUNCIL TAX BAND F.
TRAIN STATION APPROXIMATELY 5 MILES TO LINLITHGOW TRAIN STATION.
AIRPORT APPROXIMATELY 6.8 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 200 METRES.

FACTORING NOTE:
THE COMMUNAL AREAS WITHIN THE DEVELOPMENT ARE FACTORED BY SCOTTISH WOODLANDS WITH AN APPROXIMATE CHARGE OF £120 PER ANNUM.



**Lamond Crescent,
Winchburgh,
Broxburn,
West Lothian, EH52 6FF**

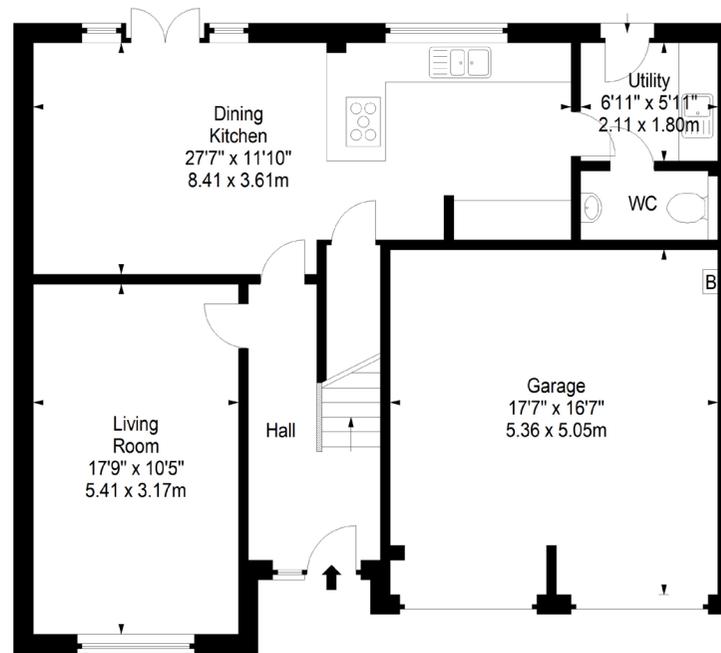


Approx. Gross Internal Area
1638 Sq Ft - 152.17 Sq M
Garage

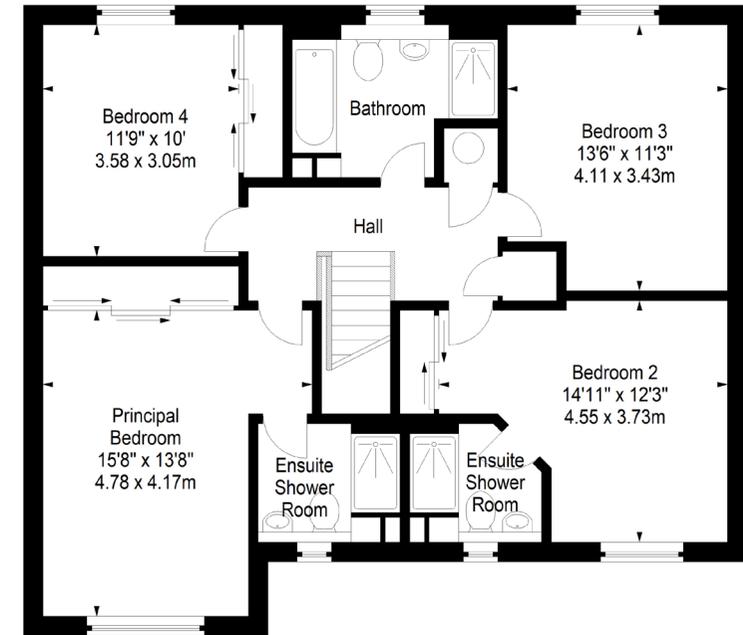
Approx. Gross Internal Area
300 Sq Ft - 27.87 Sq M
For identification only. Not to scale.
© SquareFoot 2026



**ENERGY PERFORMANCE
CERTIFICATE RATING B**



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.