



6 Auldcathie Place, Winchburgh

Offers Over £198,000







Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Presenting a stunning 2-bedroom Semi Detached Villa nestled in a quiet cul-de-sac in the heart of an exciting new village. This stylish and modern property boasts a spacious open plan lounge/kitchen/dining room, perfect for contemporary living. The property features two inviting double bedrooms and a sleek shower room for added convenience. You'll find yourself conveniently close to schools and village shops, making this property a perfect choice for modern living.

The outside space of this property truly shines with its effortlessly charming suntrap garden laid to grass, complete with a large slabbed patio area ideal for al fresco dining and relaxation. For added convenience and utility, a walk-through shed is attached to the side of the property, offering plenty of room for both garden tools and DIY projects. An outside water tap is also included, adding to the practicality of the outdoor area. Additionally, the property features a monobloc driveway and ample adjacent visitor parking ensuring that space is never an issue when hosting family and friends. This property promises a seamless blend of style, comfort, and functionality, providing a welcoming oasis in the midst of a thriving new village community.









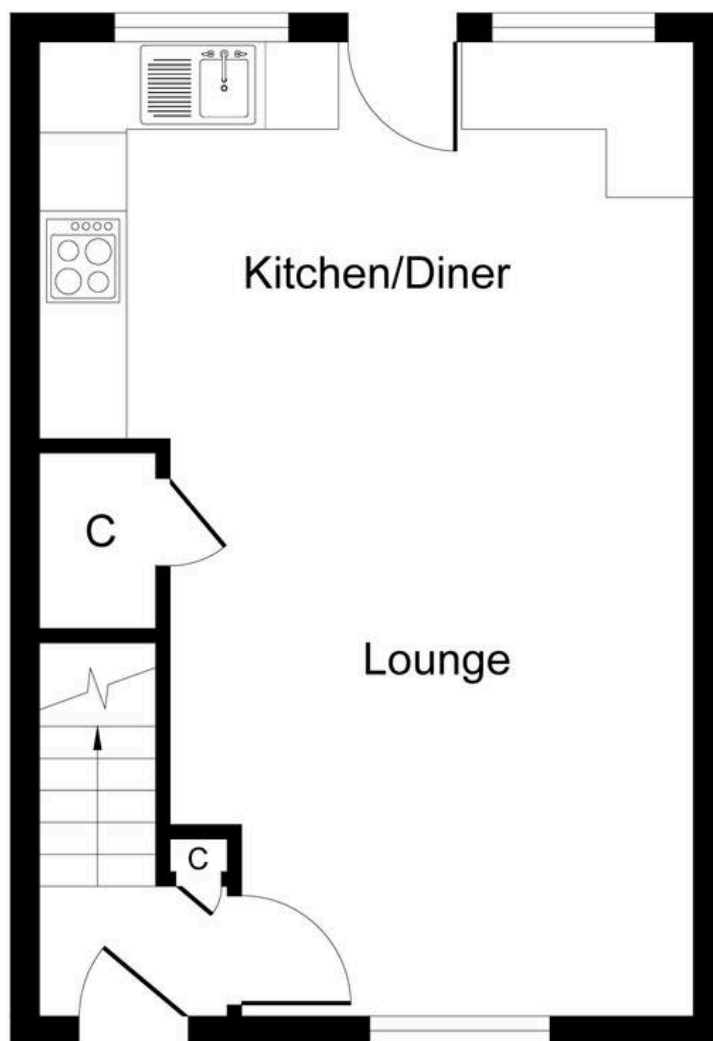
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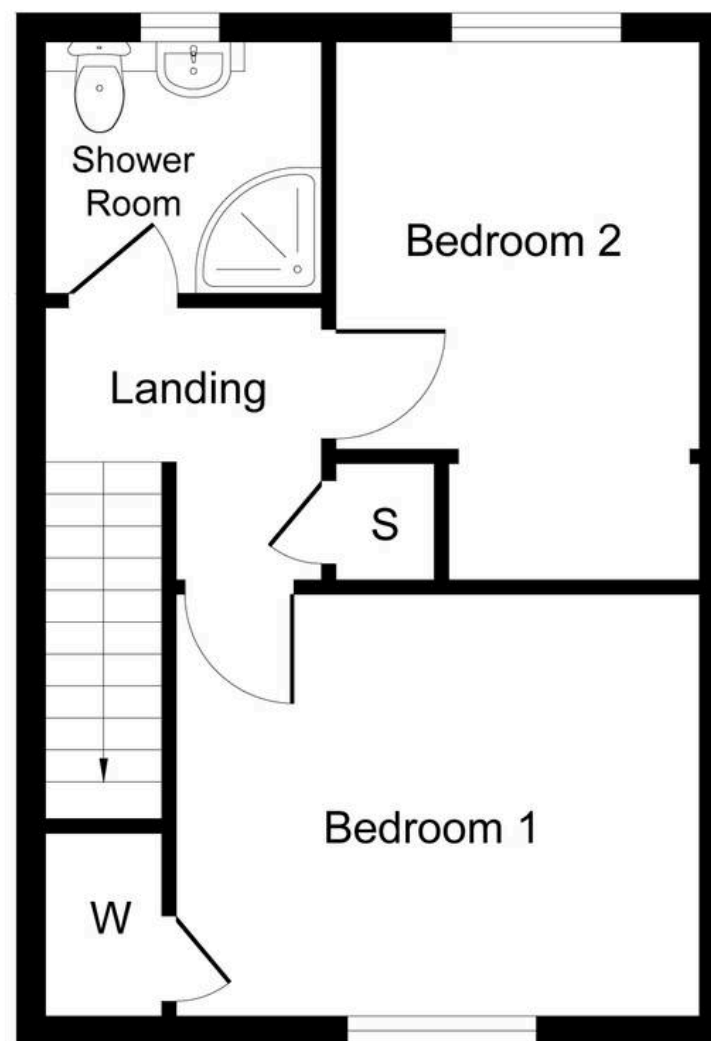


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**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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