



48 Miller Street, Winchburgh

Fixed Price £269,500

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Introducing a stunningly spacious three-bedroom Semi Detached Villa boasting a charming fusion of comfort and style. Step into the inviting ambience of this residence, featuring a lounge/dining room enhanced by French doors. The property includes a fitted kitchen with integrated appliances, perfect for culinary enthusiasts.

This delightful abode is complete with a porch and conservatory, offering additional tranquil space to unwind and entertain. Make parking a breeze with the convenience of a monobloc driveway and integral garage featuring a remote-controlled door for added security and ease of access.

Nestled within an exciting new village, step outside to easily maintained gardens, ideal for enjoying the fresh air and sunshine. Moreover, relish in the lovely frontal views overlooking well-maintained communal green space that enhances the homely atmosphere.

The property's location is a true asset, with proximity to the new Hawkhill Primary School, ensuring a convenient and efficient lifestyle for families. With quick access to the M9 junction connecting Edinburgh and Glasgow, as well as well-respected high schools nearby, this home promises both luxury and practicality. The Xcite Leisure Complex, complete with swimming pool and football pitches, ensures endless opportunities for leisure and recreation.

In summary, this three-bedroom property presents an exceptional opportunity to embrace a comfortable and



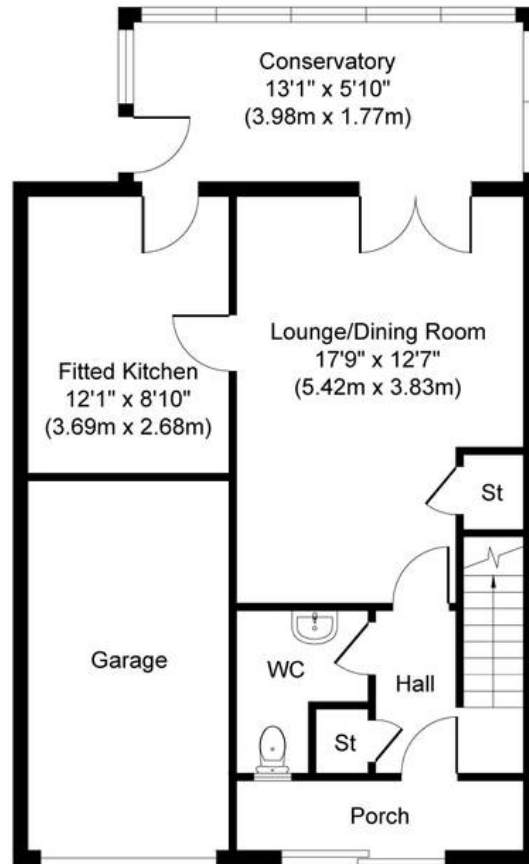


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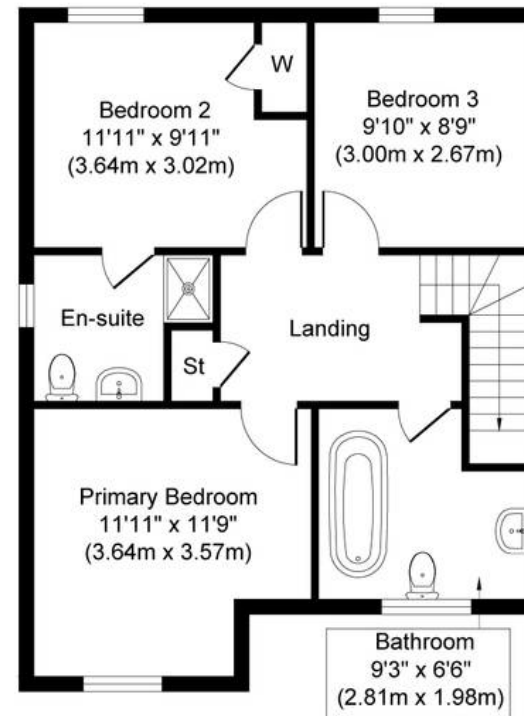


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Ground Floor
Approximate Floor Area
751 sq. ft
(69.73 sq. m)



First Floor
Approximate Floor Area
577 sq. ft
(53.61 sq. m)

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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