



2 Lamond Crescent, Winchburgh

Offers Over £418,000

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The new village of Winchburgh is growing in popularity every day with the new Winchburgh & Sinclair Academies and Holy Family Primary Schools, Auldcathie Park and a marina, shops and a new junction onto the M9 motorway. It is next to some of West Lothian's most beautiful countryside. It is also within easy reach of Linlithgow and offers an easy commute to Edinburgh.

Council Tax band: F

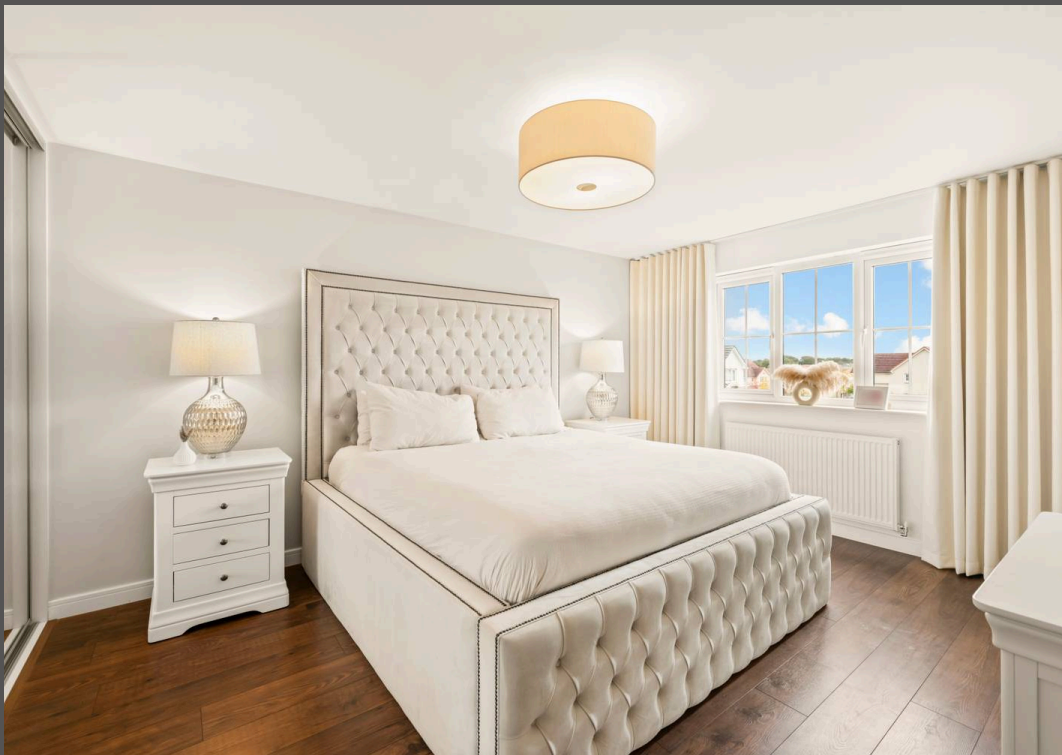
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

This exceptional 4-bedroom Detached Villa, the Avondale by Bellway Homes, is a testament to comfort and style. This stunning property is meticulously maintained, presenting itself in a show home condition that will captivate even the most discerning buyer. Boasting two en-suites, a family bathroom, and a convenient downstairs WC, every aspect of this home exudes luxury and practicality. Equipped with solar panels, this residence not only offers energy efficiency but also reflects a commitment to sustainable living. Located in proximity to new schools, this property is perfectly suited for families seeking convenience and quality education. The house comes with a range of quality extras, including appliances and some furniture, adding a touch of elegance to the interiors. Featuring four bedrooms, three of which offer fitted wardrobes and one with a convenient cupboard, this home ensures ample storage space for its residents.

The recently landscaped rear garden, featuring porcelain slabs, a shed, and proper drainage



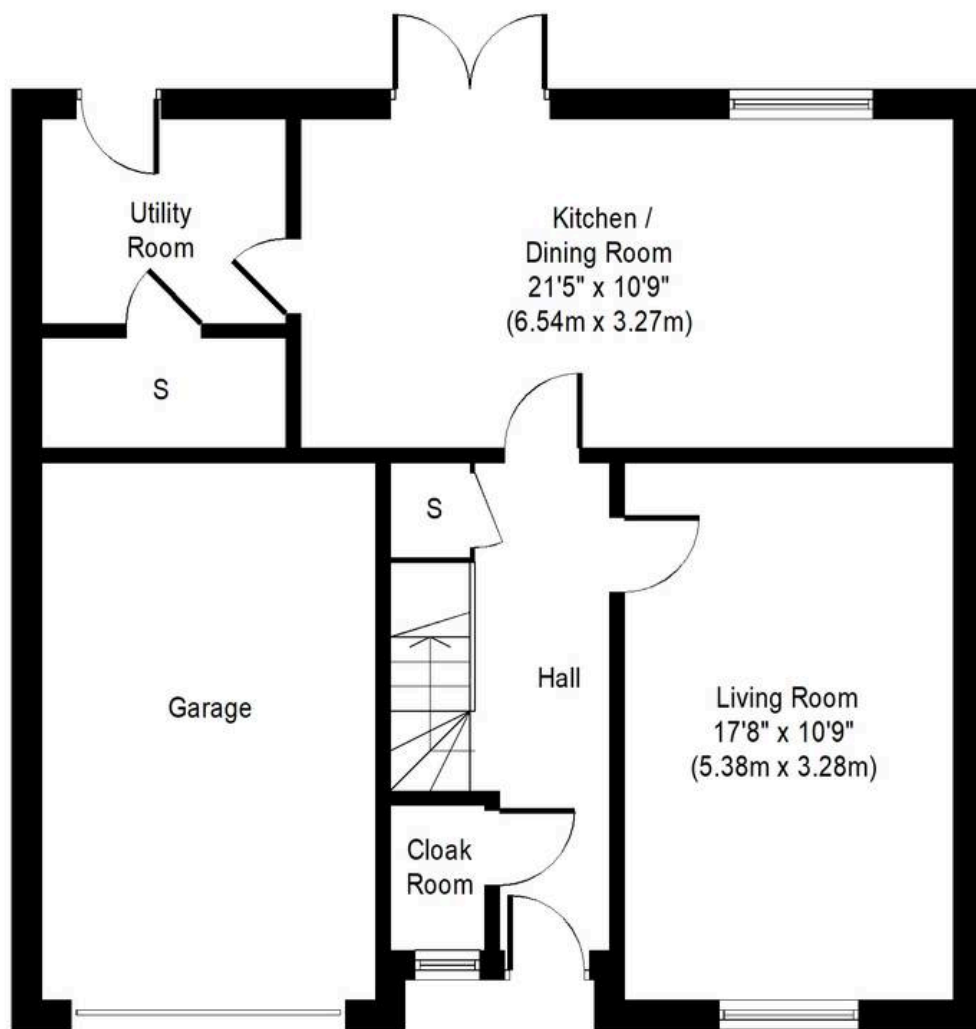


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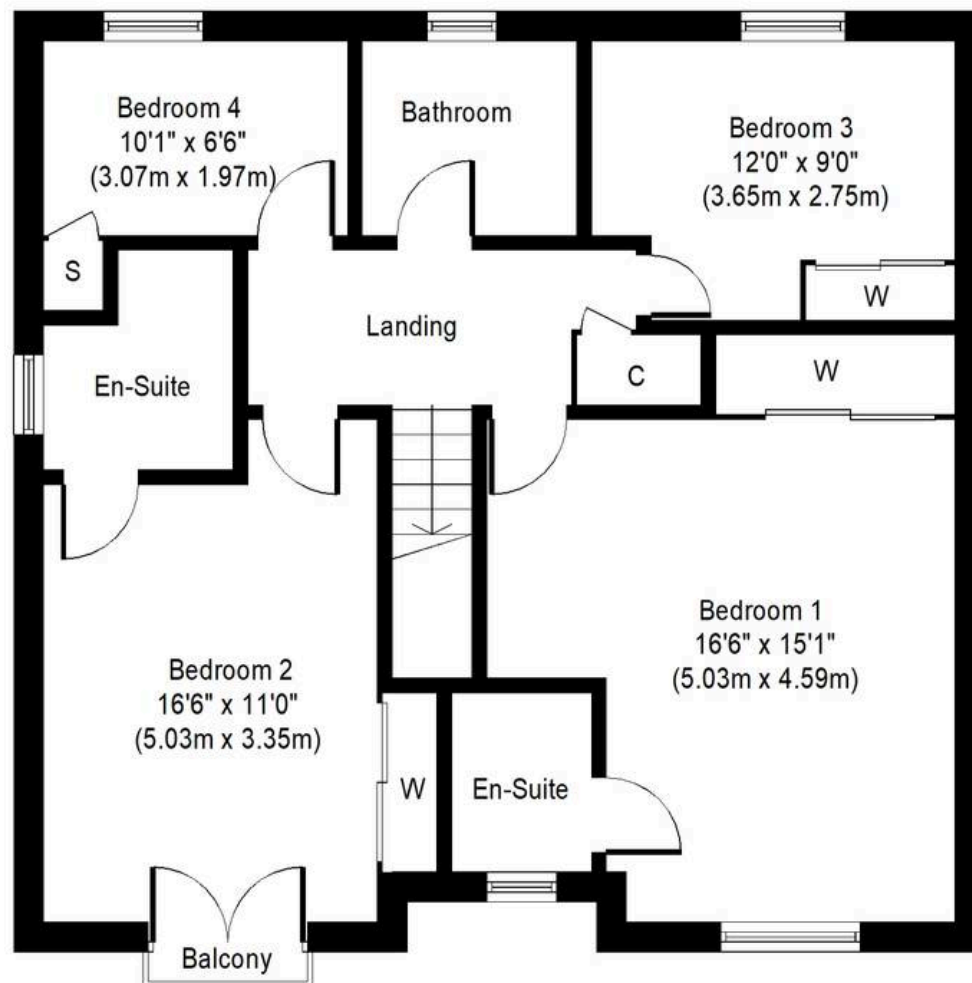


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Ground Floor
Approximate Floor Area
858 Sq. ft.
(79.7 Sq. m.)



First Floor
Approximate Floor Area
858 Sq. ft.
(79.7 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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