



## 22 Cannon Street, Winchburgh, West Lothian, EH52 6WN

Immaculately Presented, Three-Bedroom, Semi-Detached House

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# Property Description

Immaculately presented, three-bedroom, semi-detached house, with private gardens and an allocated parking space. Set in a quiet, modern and family-friendly, residential development, the property is located in popular and well-placed Winchburgh, West Lothian.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC.

In move-in condition, with light neutral decor throughout and stylish fittings. Features include a fully integrated kitchen, modern bathroom suites and high-quality tiled flooring in the hall and kitchen. In addition, there is contemporary lighting, gas central heating, double glazing, multiple TV points and good storage provision, including a loft.

Externally, there is lawn and a paved path to the front, whilst an enclosed rear garden features a further lawn and a paved patio.

The modern development offers extensive, unrestricted on-street parking, whilst a residential car park is set adjacent to the rear property.

A bright, welcoming entrance hall, with storage and a WC, is finished with the light, neutral decor which features throughout the home. Set to the rear of the property, a tastefully presented living room includes built-in storage and features French patio doors, which open onto the garden. Plenty of versatile space is available for freestanding lounge furniture. Front-facing, the kitchen is fitted with modern white units and wood-effect worktops, whilst appliances include an integrated eye-level oven, a gas hob, a concealed extractor fan, a fridge/freezer, a dishwasher and a washing machine.

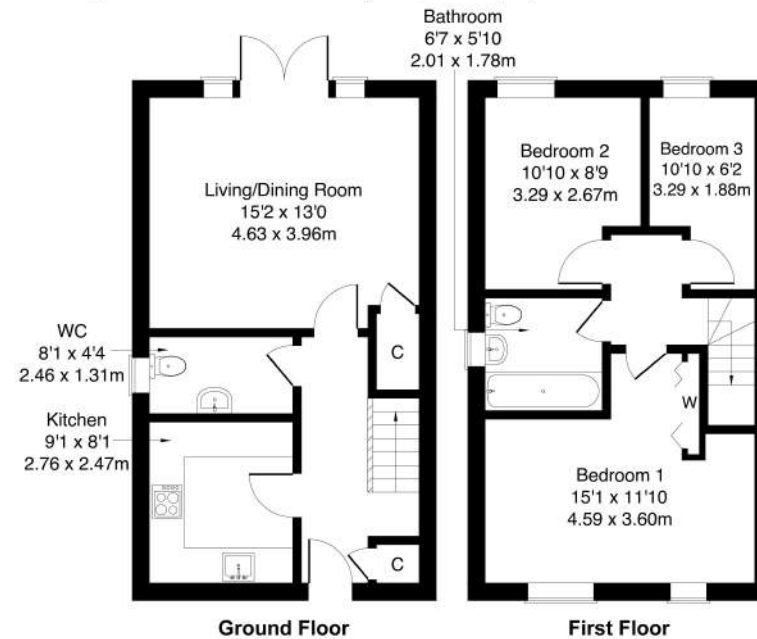
Upstairs, a generous first bedroom is set to the front, with a fitted wardrobe, carpeted flooring and a TV point. Two further flexible bedrooms are set to the rear, both with carpeted flooring and pendant light fittings.

Completing the accommodation, a family bathroom comprises a modern three-piece, a shower-over-bath and tiled splash-walls.



**22 Cannon Street, Winchburgh, Broxburn, EH52 6WN**

Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Winchburgh is a small town situated on the B9080 just off the M9 motorway, and approximately 3 miles from Kirkcaldy. Close to Edinburgh International Airport, Winchburgh is in the county of West Lothian, and approximately 10 miles from the city of Edinburgh. The village offers an excellent range of local amenities, including a Sainsbury's supermarket. Surrounded by rolling open countryside, Winchburgh enjoys well-regarded

schooling at all levels, a local golf course and bowling club. Winchburgh is undergoing one of the largest placemaking projects in the UK, including the development of new homes, schools, amenities, improved transport links, as well as an extensive recreational green space. This is a superb central location for commuting to Edinburgh, Livingston and Fife, with quick access to direct trunk roads and motorways.







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## Head Office

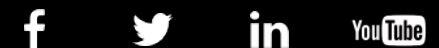
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