



4 Seton Crescent, Winchburgh

Offers Over £270,000



4 Seton Crescent

Winchburgh

Welcome to 4 Seton Crescent, an exceptional two-storey semi-detached villa nestled within a modern development in the sought-after area of Winchburgh. Built in 2022 and completed to an impeccable standard throughout, this contemporary home offers a seamless blend of style, space, and functionality.

Upon entering, you are welcomed into a bright and inviting hallway, setting the tone for the elegant and modern living spaces that lie ahead. The hallway offers ample space for freestanding furniture, creating a welcoming entrance to this stunning home.

The expansive lounge provides the perfect balance of spaciousness and warmth. Currently accommodating a large L-shaped couch, this impressive living area benefits from a statement panelled feature wall, adding an element of sophistication to the décor. The large front-facing window floods the room with natural light, further enhancing the sense of space and comfort.

The kitchen is undoubtedly a standout feature of this home. Designed to impress, it boasts sleek black units complemented by oak-style worktops, offering a sophisticated contrast. This stylish yet practical space is equipped with a range of integrated appliances, including a fridge/freezer, oven and hob, dishwasher, and tumble dryer. The generous dining area comfortably accommodates six guests, making it an ideal space for entertaining or enjoying family meals.



Upstairs, the home continues to impress with three generously sized double bedrooms, each offering fantastic space and versatility. The main bedroom is a luxurious retreat, comfortably fitting a king-size bed with ample space for freestanding furniture. The built-in double wardrobes provide excellent storage, while the beautifully finished en-suite boasts a spacious walk-in shower and stylish, grey-toned tiling, evoking a spa-like ambiance.

The second bedroom is equally generous in size, comfortably fitting a double bed with ample room for additional furnishings. The dark feature wall adds a relaxing and sophisticated touch to this inviting space.

The third bedroom offers endless possibilities. Currently utilized as a child's bedroom and play area, it has the potential to serve as a home office, dressing room, or a generously sized third double bedroom. Its neutral décor makes it easy to personalize to suit any lifestyle.

Completing the upper floor is the stylish family bathroom. Fully tiled and neutral in tone, this well-proportioned space features both a bathtub and an overhead shower, ensuring convenience and comfort for all residents.

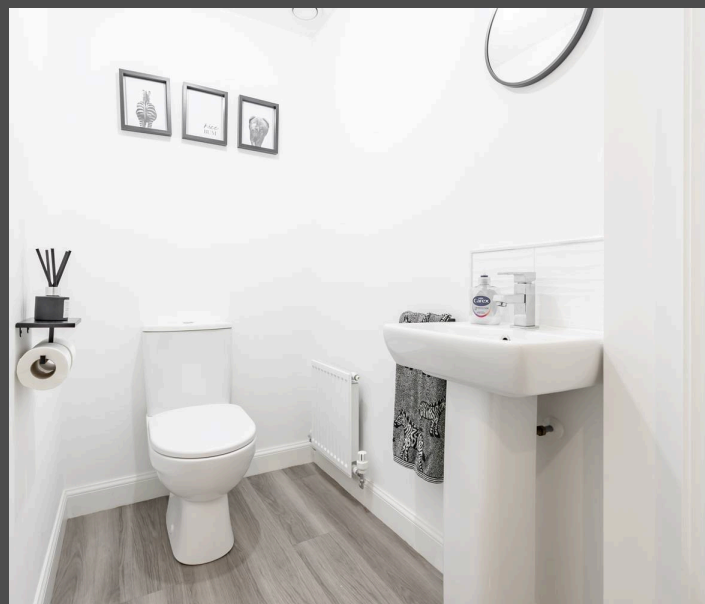
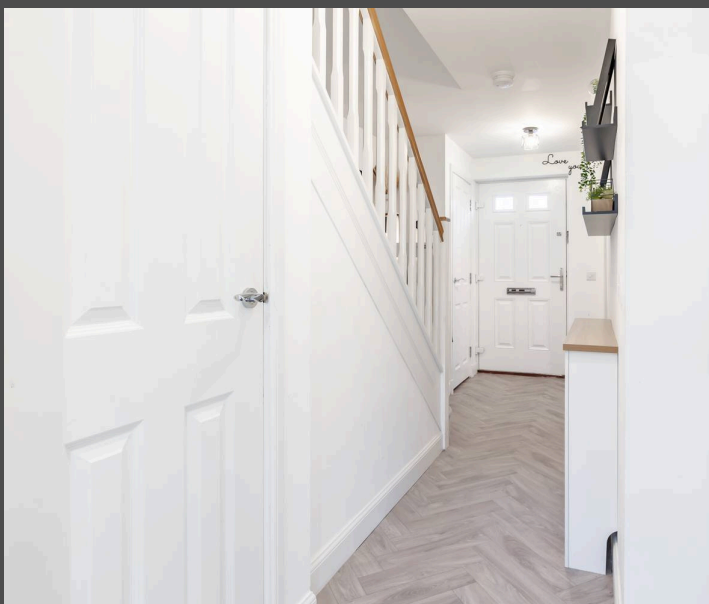
Ideally situated in a highly desirable area of Winchburgh, this home enjoys proximity to a range of local amenities, including a Sainsbury's and Costa, both just a short walk away. Families will appreciate the nearby Winchburgh Primary School and Holy Family RC Primary School, while commuters will benefit from the short drive to Uphall Train Station, providing excellent transport links.

Council Tax band: D

Tenure: Freehold

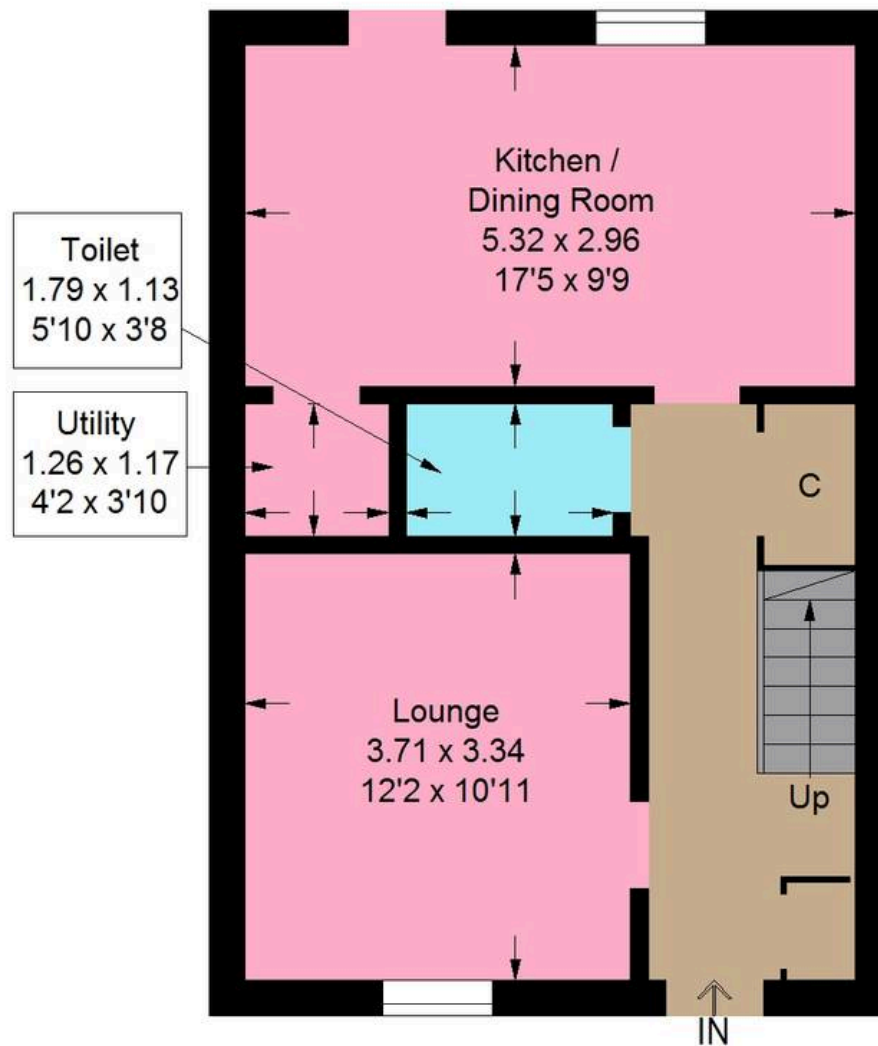
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

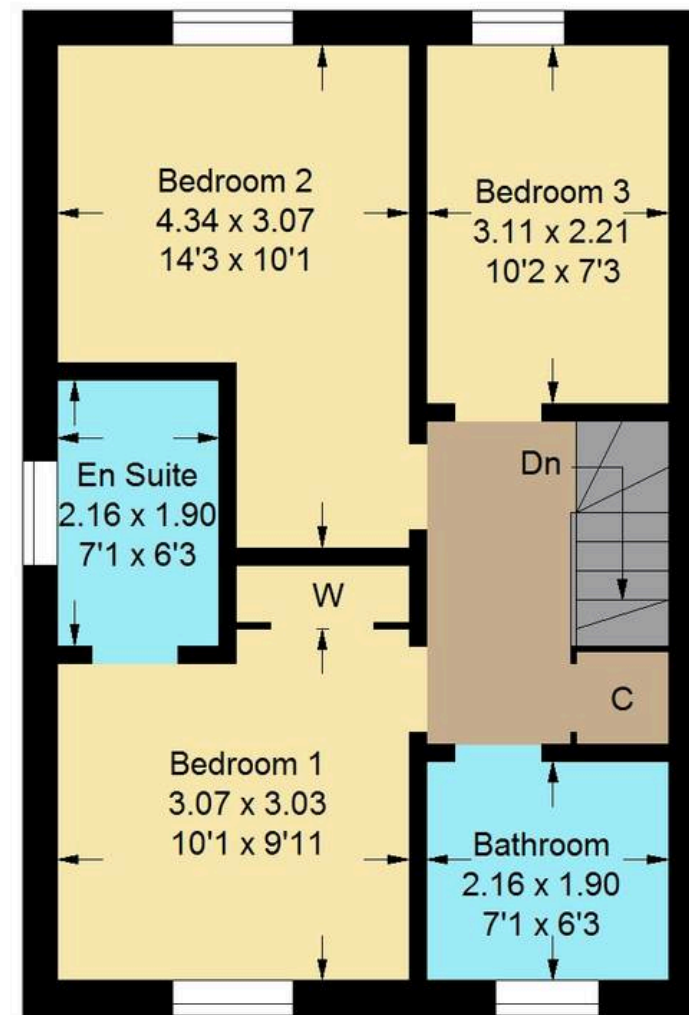




Approximate Gross Internal Area = 85.8 sq m / 924 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1166352 / Ref:89963)



Bridges Properties

94 West Main Street, Whitburn - EH47 0QU

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

