



## 77 Tippet Knowes Park

Winchburgh, EH52 6UR

Fixed Price £65,000



Set within peaceful surroundings in the expanding village of Winchburgh, this upper floor studio apartment is perfect accommodation for first time buyers or buy to let investors. Tippet Knowes Park lies close to the major development ongoing within the area, offering a range of housing options alongside schooling and significant investment in infrastructure.



### Agents Note

Due to the property size there may be limited mortgage lending on this property - we strongly advise all interested buyers to look into this prior to booking a viewing.

### Description

The property itself offers compact accommodation that would be an ideal choice for buyers looking for an affordable first home, whilst similarly providing a valuable addition to a buy to let investor's portfolio. An open plan living room/bedroom is complimented by a modern fitted kitchen. A separate shower room is equipped with a contemporary 3 piece suite with electric shower. A couple of cupboards provide convenient storage of everyday essentials, whilst gas central heating via a combi boiler and double glazed windows are further practical comforts. A residents car park to the side of the building features 1 allocated parking space within the title.

### Location

The village of Winchburgh is currently undergoing extensive expansion to become one of Scotlands fastest growing communities and is an exciting location for prospective homeowners to call home. Located to the north of Broxburn approximately 10 miles west of Edinburgh, the village is served by regular bus links to the surrounding areas with a rail station available at Uphall whilst plans are in place to provide a station as part of the development. A recently opened M9 junction offers direct travel to Edinburgh and Stirling, linking the area easier with the majority of the central belt. Winchburgh Academy and two primary schools serve the local area whilst plans were recently approved for the addition of a third primary. A number of everyday amenities are on offer within Winchburgh including shops, a pharmacy, doctors surgery, post office and community centre.

Entrance Hall 3'9" x 3'3" (1.16m x 1.00m)

Living Room 14'9" x 11'5" (4.50m x 3.50m)

Kitchen 6'11" x 6'6" (2.12m x 1.99m)

Shower Room 8'0" x 6'8" (2.45m x 2.05m)

### Key Info

Home Report Valuation: £65,000

Total Floor Area: 27m<sup>2</sup> (290 ft<sup>2</sup>)

Parking: Allocated

Heating System: Gas

Council Tax: A - £1262.17 per year

Rental Estimate: circa £500pcm (9% yield)

EPC: C

### Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

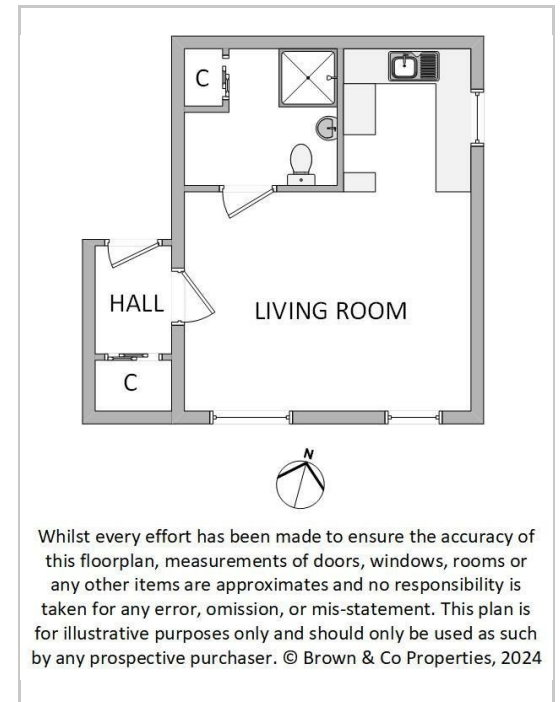
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### Area Map



### Floor Plans



### Energy Efficiency Graph

