



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**51 Tippet Knowes Park  
Winchburgh, EH52 6UR**



## SEMI-DETACHED BUNGALOW

- Sitting Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Single Lock-Up Garage
- EPC Band - C





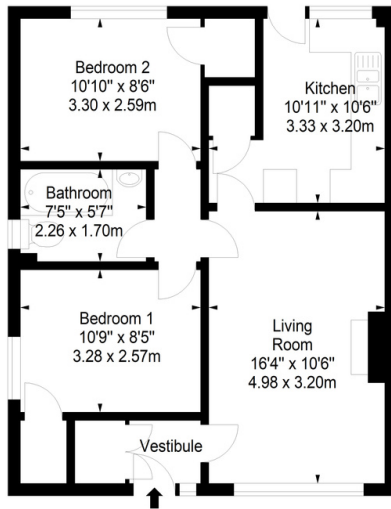
Forming part of a quiet cul-de-sac setting, this lovely semi-detached bungalow is situated within the sought after town of Winchburgh. The property has been completely renovated throughout and would make an ideal purchase for the retired/young professional couple. Located within the town are local day to day requirements with a community centre and swimming pool, new secondary school and primary school. There are excellent transport links within a short drive providing quick and easy access to the North and South. Welcoming entrance hallway, attractive sitting room with feature fireplace housing the electric fire, modern fitted kitchen with door to the rear garden, two good sized bedrooms and bathroom with white suite and shower. The property benefits from gas central heating (new boiler installed 2024) and double glazing. There are private gardens to the front and rear with a single lock-up garage close by.



**Tippet Knowes Park,  
Winchburgh,  
Broxburn,  
West Lothian, EH52 6UR**



Approx. Gross Internal Area  
604 Sq Ft - 56.11 Sq M  
For identification only. Not to scale.  
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Ground Floor

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.



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