



30 Tippet Knowes Road, Winchburgh

Offers Over £295,000

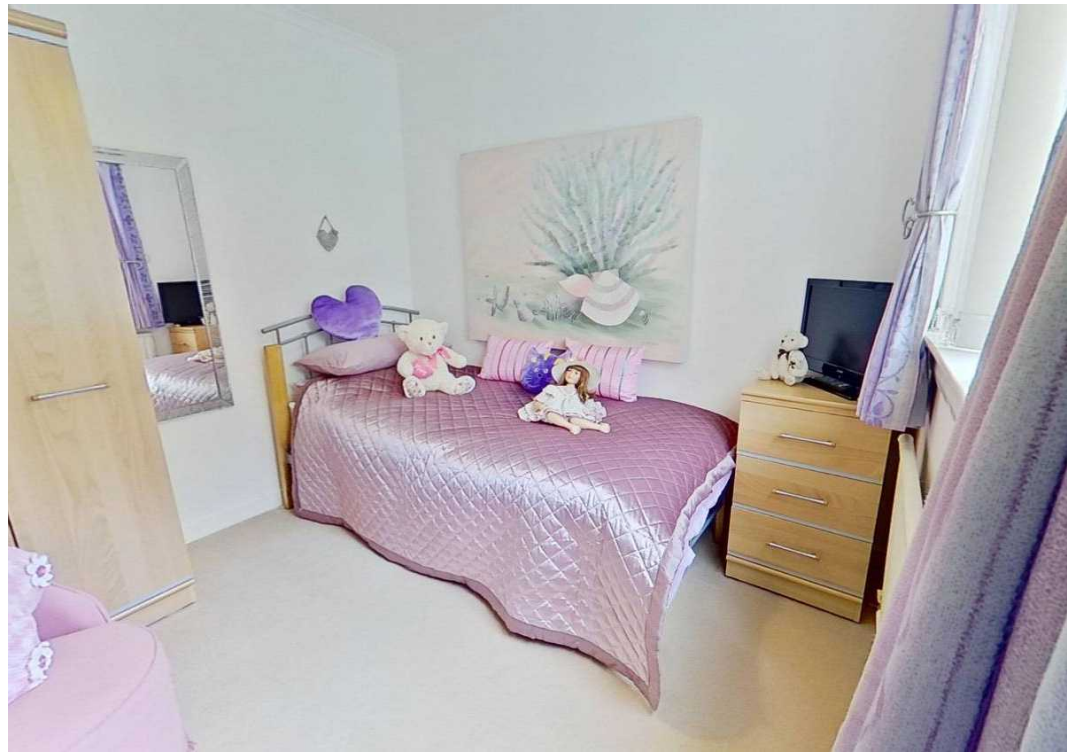


30 Tippet Knowes Road

Winchburgh, Broxburn

Tenure: Freehold





Vestibule

Access through UPVC door with opaque double glazed inset and matching side panel. Fitted cupboard with shelves concealed behind sliding doors. Door to lounge. Karndean flooring through vestibule, lounge, hall and dining room. Radiator.

Lounge

16' 6" x 10' 8" (5.02m x 3.25m)

Spacious sitting room with feature marble fire place and Living Flame gas fire. Front facing window, venetian blinds, curtains and fixed pelmet. Two radiators. Glazed door to dining room.

Dining Room

12' 0" x 8' 6" (3.65m x 2.60m)

Ideal for entertaining or family meals. Side facing window with vertical blind and curtains. French doors to fitted kitchen and doors to lounge and hall. Radiator, light fitting.

Fitted Kitchen

11' 7" x 8' 11" (3.53m x 2.71m)

Fully tiled and fitted with base and wall mounted units, drawers, gas hob, electric fan assisted oven, cooker hood, integrated dishwasher, fridge and freezer, wine rack, circular stainless steel sink with mixer tap, and complementary worktops. The washing machine is included in the sale but is not warranted. Cupboard housing combi gas central heating boiler and tumble drier (not warranted). UPVC/opaque glazed door and side facing window with vertical blind. UPVC clad ceiling with downlighters. Drop leaf table.

Principal Bedroom

12' 0" x 8' 9" (3.66m x 2.66m)

Side facing window with vertical blind, curtains and fixed pelmet. Fitted wardrobe concealed behind sliding doors. Quality fitted carpet, radiator. Door to ensuite shower room.

Ensuite Shower Room

Wall clad and fitted with mains jet shower. Vertical radiator, quality vinyl floorcovering.



GARDEN

Amazing easily maintained gardens to front and rear. The fully enclosed rear garden has a large astro turfed lawn with shrubs around. 3 suntrap slabbed patio areas. The front garden is chipped, again for ease of maintenance.

GARAGE

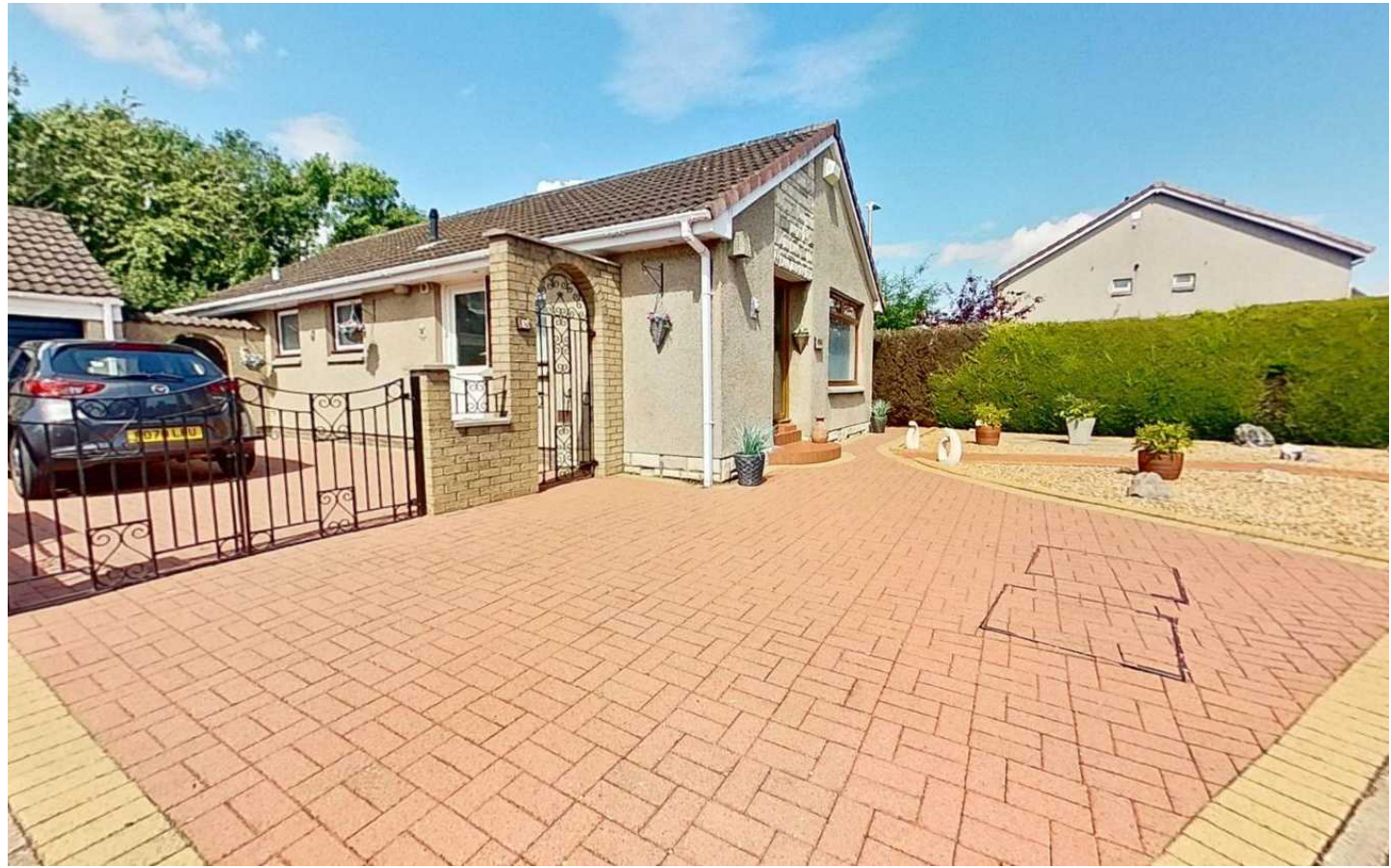
Single Garage

Garage/workshop with up and over door, side door, window, power and light.

DRIVEWAY

3 Parking Spaces

Monobloc driveway for several cars.





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