



63 Tippet Knowes Park

Winchburgh, EH52 6UR

Offers over £50,000



Located within peaceful surroundings in the expanding village of Winchburgh, this ground floor studio apartment is perfect accommodation for first time buyers or potential 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.



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 an investor's portfolio, be it for serviced lets or private tenancy. A degree of cosmetic upgrading is now anticipated however with no onward chain, this is an option for a buyer to take their time and lay down their own mark. An open plan living room/bedroom is complimented by a fitted kitchen, whilst a separate shower room is equipped with a 3 piece suite and electric shower. A cupboard provides 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.

Hall 4'5" x 4'1" (1.36m x 1.25m)

Living Room / Bedroom 14'9" x 11'4" (4.50m x 3.47m)

Kitchen 7'0" x 6'6" (2.15m x 2.00m)

Shower Room 6'8" x 3'6" (2.04m x 1.08m)

Key Info

Home Report Valuation: £50,000

Total Floor Area: 25m² (270 ft²)

What3words: ///causes.eating.squabbles

Parking: Residents car park

Heating System: Gas

Council Tax: A - £1519.94 per year

EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are subject to appointment with Brown & Co Properties and slots can be requested via the widget on the property page of our website. 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.

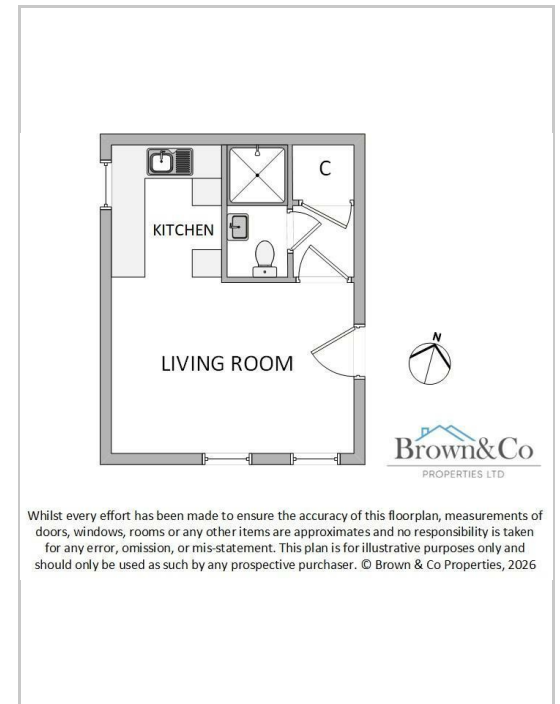
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Area Map



Floor Plans



Energy Efficiency Graph

