



12 Tippet Knowes Road, Winchburgh

Offers Over £115,000





Winchburgh is fast becoming one of West Lothian's most desirable villages, thanks to extensive new residential developments, excellent local amenities and a strong sense of community. The area benefits from newly built schooling, the popular Xcite Winchburgh Sports Hub, and easy access to Auldcathie Park, perfect for scenic walks and outdoor activities. With convenient transport links and continued investment in the village, Winchburgh offers an outstanding lifestyle choice for modern living while retaining its welcoming village charm.

This nicely presented one bedroom house offers an excellent opportunity for first time buyers seeking a comfortable and well-maintained home in a popular residential area. The property welcomes you with a bright lounge, featuring a charming staircase that adds character and provides a focal point to the living space. The lounge benefits from ample natural light, creating a warm and inviting atmosphere ideal for relaxing or entertaining guests.

The modern kitchen is thoughtfully arranged, providing good storage and workspace for meal preparation. Upstairs, the double bedroom is generously sized and includes fitted storage, ensuring plenty of room for clothing and personal belongings while maintaining a clutter-free environment. The bathroom is well-appointed, offering a clean and functional space with contemporary fixtures and fittings. The property benefits from gas central heating throughout, contributing to a comfortable living environment all year round. An allocated parking space is included, providing convenience and peace of mind for residents.



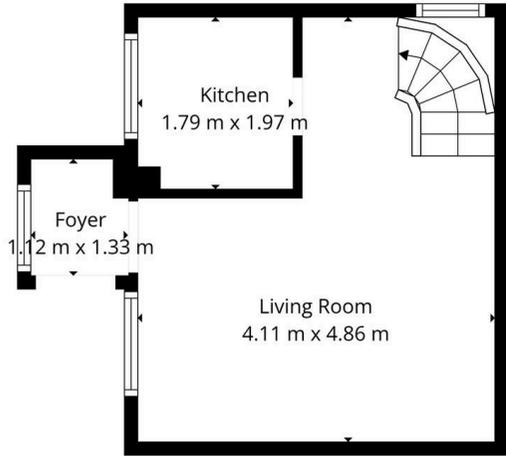
## 12 Tippet Knowes Road

Winchburgh, Broxburn

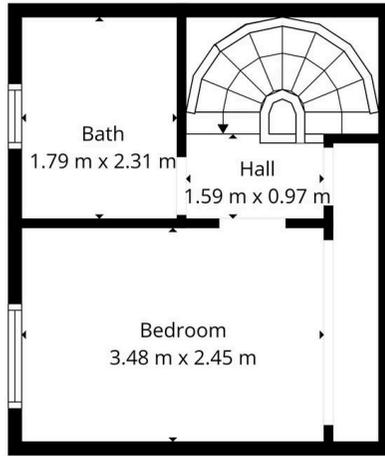
- Nicely Presented One Bedroom House
- Ideal Starter Property For First Time Buyers
- Double Bedroom With Fitted Storage
- Front And Rear Garden
- Located Within A Popular Residential Area
- One Allocated Parking Space
- Bright Lounge With Feature Staircase
- Council Tax Band A
- Gas Central Heating

Well-presented one bedroom house with bright lounge, modern kitchen, double bedroom, gas heating, parking, and great location near amenities. Council Tax Band A. Ideal for first time buyers.





1st Floor



2nd Floor

**TOTAL: 42 m<sup>2</sup>**  
 1st floor: 22 m<sup>2</sup>, 2nd floor: 20 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 6 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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