



103 Tippet Knowes Park, Winchburgh

Offers Over £70,000





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 Auldscathie 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 well-presented one bedroom flat offers an excellent opportunity for first time buyers or investors, boasting a prime location just a short distance from commuter links and the main street. The property features one double bedroom and a contemporary open plan lounge and kitchen, creating a welcoming and versatile living space. Modern fixtures and fittings are complemented by good storage options throughout the flat, ensuring practical and comfortable day-to-day living. Electric heating and double glazing provide warmth and energy efficiency, while neutral décor and well-maintained interiors allow for immediate move-in with minimal effort. The flat is set within a popular development that is known for its well-kept communal areas and friendly neighbourhood atmosphere.

The outside space further enhances the appeal of this property. Residents benefit from an allocated parking bay, offering convenience and peace of mind, with additional communal parking bays available to the front of the building for visitors or extra vehicles. The development features a beautifully maintained

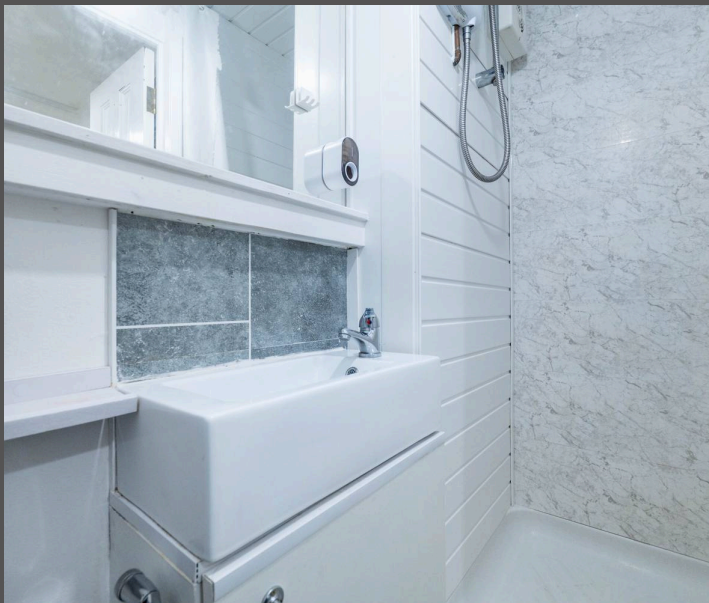


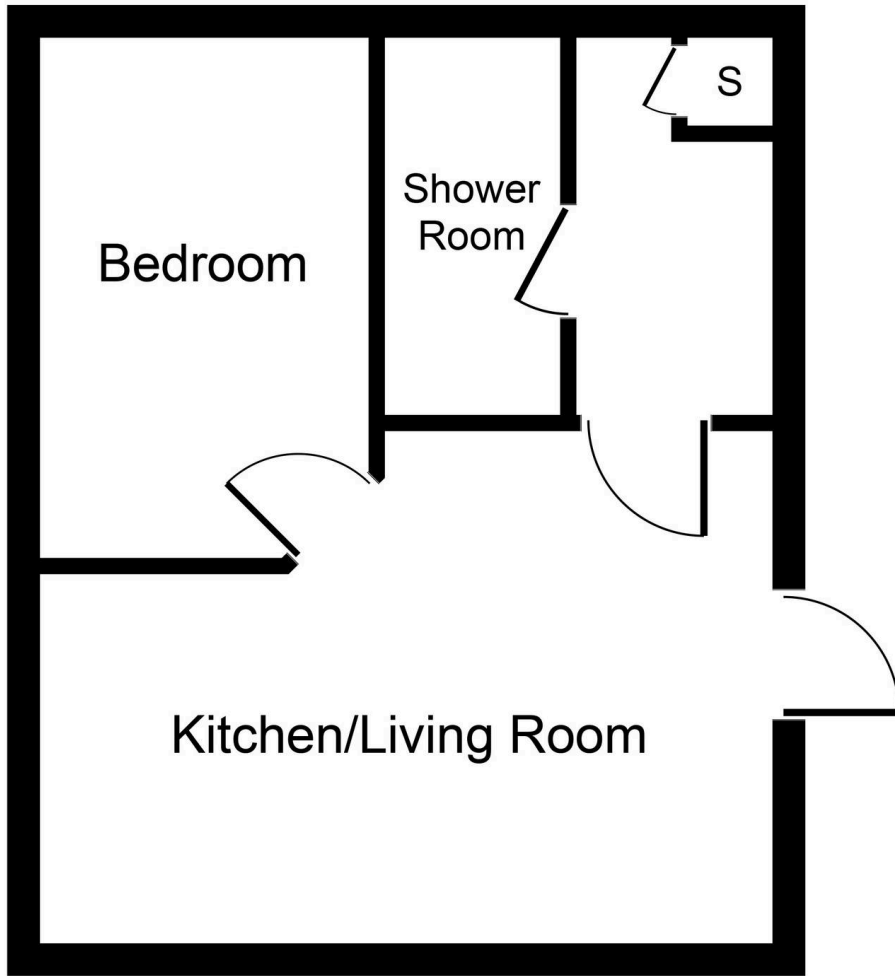
## 103 Tippet Knowes Park

Winchburgh, Broxburn

- One Bedroom Flat
- Short Distance From Commuter Links And The Main Street
- One Double Bedroom
- Open Plan Lounge/Kitchen
- Allocated Parking
- Good Storage Options
- Well Maintained Community Garden
- Double Glazing & Electric Heating
- Perfect For First Time Buyer Or Investor

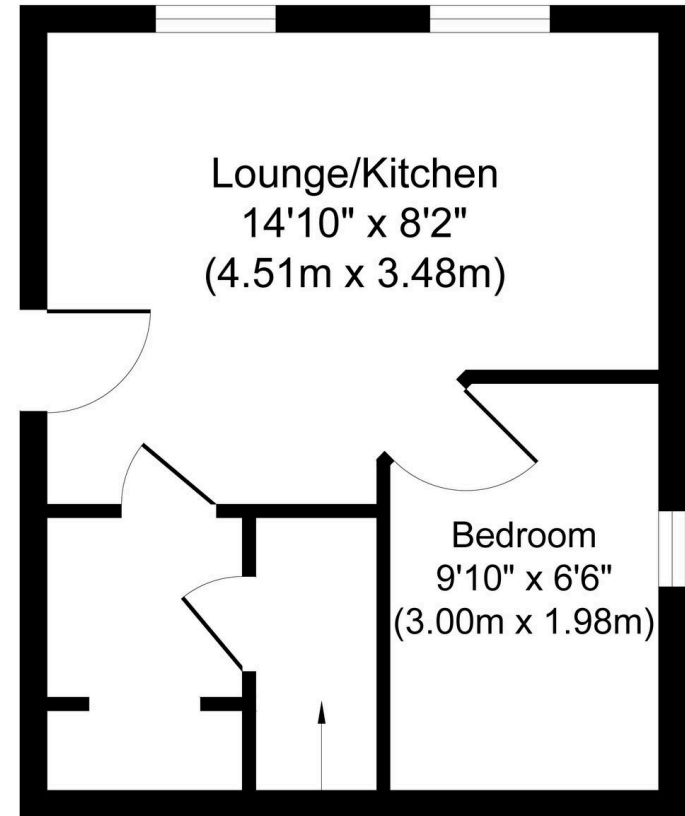
Well-presented 1-bed flat with open plan living, modern fittings, storage, gas heating, parking, and communal garden. Prime location near transport and main street. Move-in ready.





Approximate Floor Area  
 272 sq. ft.  
 (25.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Shower Room  
 6'7" x 2'11"  
 (2.01m x 0.89m)

Ground Floor  
 Approximate Floor Area  
 272 sq. ft.  
 (25.26 sq. m.)



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