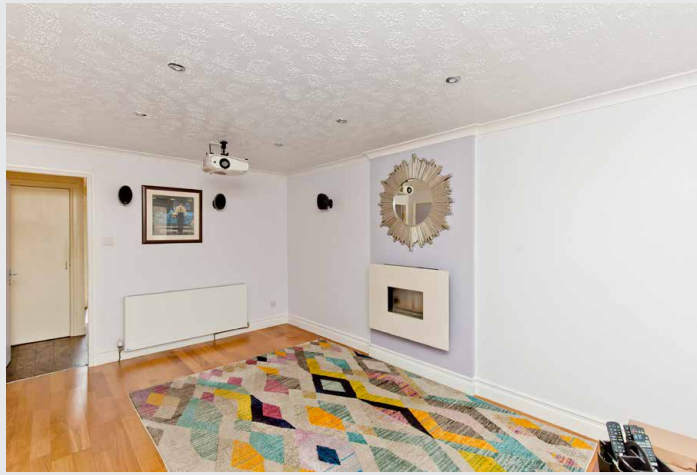




# 76 Tippet Knowes Park

Winchburgh, Broxburn, EH52 6UP





## Property Summary

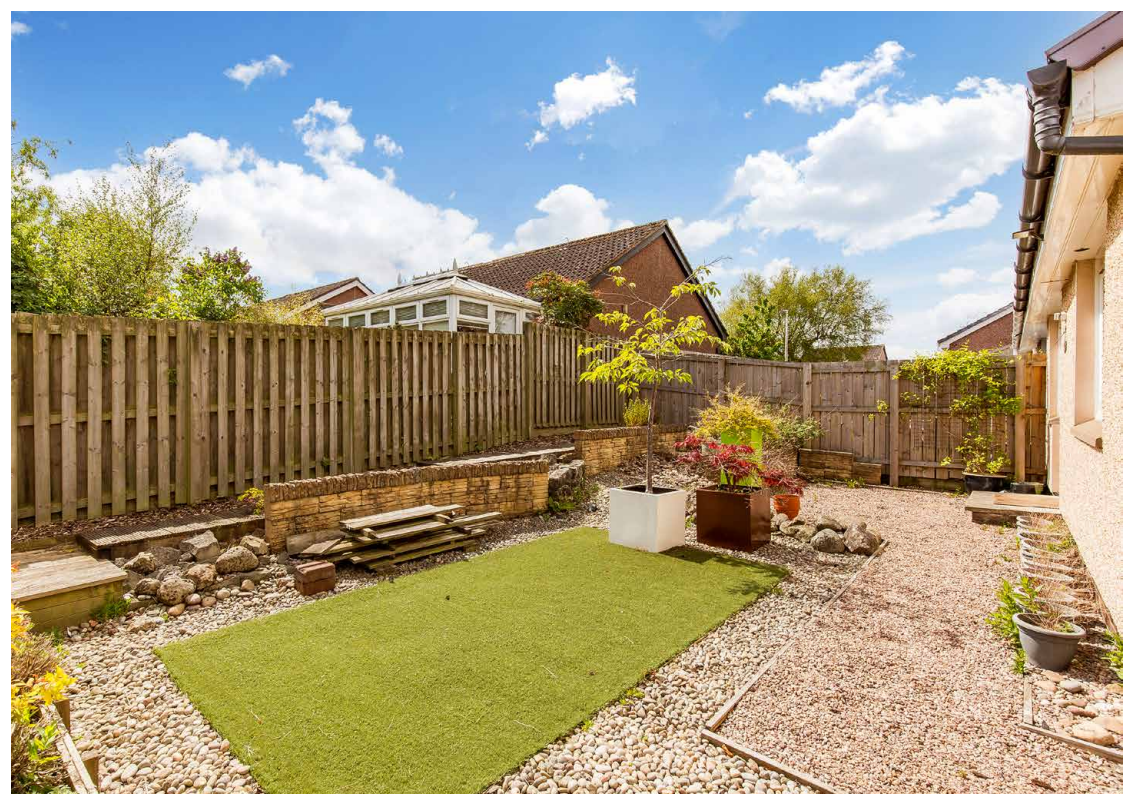
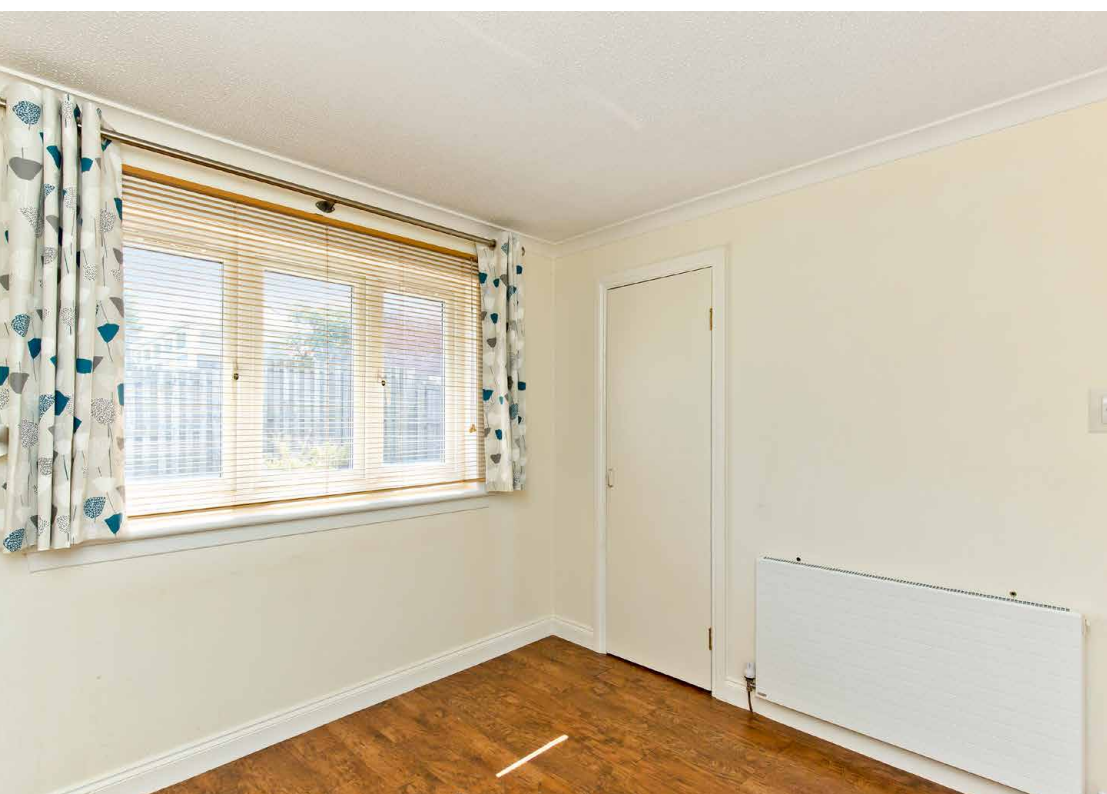
Set beside Barrett's Park in the growing village of Winchburgh, this two-bedroom semi-detached bungalow enjoys easy access to local shops, cafés, schools, green spaces, and everyday amenities, whilst remaining well placed for commuting to Edinburgh and surrounding towns. The peaceful setting and nearby walking routes make it particularly appealing to downsizers, small families, and buyers seeking relaxed village living. The home offers bright, comfortable interiors, including a reception room, a modern kitchen, two spacious bedrooms, and a family bathroom. Outside, sun-facing enclosed gardens provide a private setting for outdoor enjoyment, complemented by a private driveway and a garage with power, lighting, and water supply.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

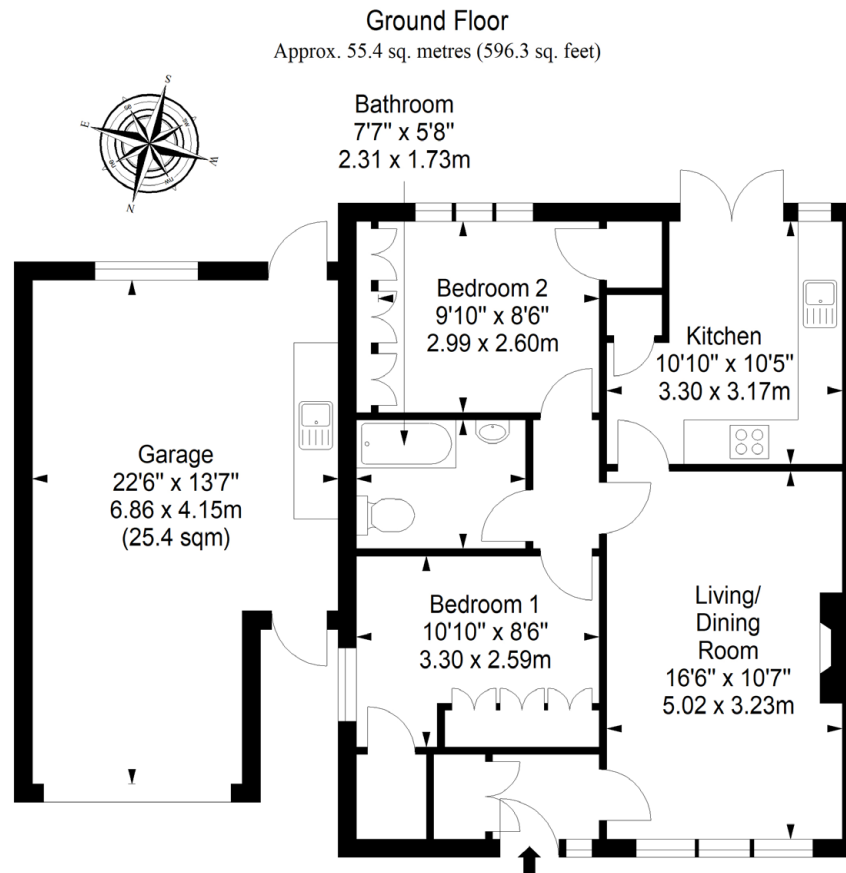
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## Property Features

- Semi-detached bungalow in Winchburgh
- Set beside Barrett's Park
- Entrance vestibule with storage
- Spacious living and dining room with a fireplace
- Well-appointed kitchen with fitted units
- Two bedrooms with fitted storage (one with a sunny aspect)
- Bathroom with overhead shower, storage and wall-hung mirror
- Private gardens, sun-facing and enclosed to the rear
- Private drive and garage parking
- Gas central heating and a solar panel
- Double glazing throughout
- EPC Rating - C



# Floorplan



Total area: approx. 55.4 sq. metres (596.3 sq. feet)

## All Enquiries to our Property Department:

Afton Henderson | [ah@sneddons-ssc.co.uk](mailto:ah@sneddons-ssc.co.uk) | 01506 815832 | [www.sneddonmorrison.co.uk](http://www.sneddonmorrison.co.uk)  
14 East Main Street, Whitburn, West Lothian EH47 0RB

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106