



117 Tippet Knowes Park, Winchburgh

Offers Over £63,500





This well-presented ground floor studio flat offers a superb opportunity for first-time buyers, investors, or those seeking a comfortable and conveniently situated home. Nestled within a tranquil cul-de-sac, with beautifully maintained communal gardens which contribute to a peaceful and attractive setting.

The interior is thoughtfully arranged to maximise space and functionality, with the main living area providing a versatile open-plan layout that can easily accommodate both sleeping and relaxation zones. A fitted kitchen is equipped with ample cabinetry and worktop space, making meal preparation both practical and enjoyable. The studio benefits from a separate shower room that features a dedicated dressing area, complete with a fitted wardrobe offering generous storage solutions.

An additional spacious storage cupboard is conveniently located in the entrance foyer, ideal for coats, shoes, or household items.

Communal parking is available within close proximity, ensuring hassle-free access for residents and visitors alike. The flat's prime location means it is only a short walk to the main street, where a variety of local amenities, shops, and cafes can be found, providing everything needed for day-to-day living within easy reach. Public transport links are also readily accessible, making commuting or exploring the wider area straightforward and convenient.

Finished in neutral tones throughout, the flat offers a blank canvas for personalisation. Whether you are looking for a low-maintenance home in a sought-after location or a smart investment opportunity, this studio flat combines



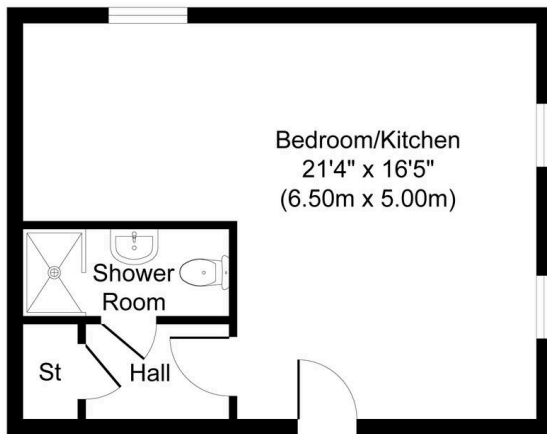
117 Tippet Knowes Park

Winchburgh, Broxburn

- Ground Floor Studio Flat set within beautifully maintained communal gardens
- Shower Room with Dressing Area and Fitted wardrobe storage
- Fitted Kitchen
- Additional Spacious Storage Cupboard located in entrance foyer
- Located within cul-de-sac location
- Communal Parking located within close proximity
- Short Walk to Main Street and local amenities

Ground Floor Studio flat set within the well regarded Village of Winchburgh. Ideally located for the commuter. Communal Gardens and Parking.





Approximate Floor Area
349 sq. ft
(32.46 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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