



31 Tippet Knowes Park, Winchburgh

Fixed Price £174,000





Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Nestled within a quiet cul-de-sac in the heart of an exciting new village, this delightful 2 bedroom semi-detached bungalow presents a wonderful opportunity for those seeking a peaceful retreat without sacrificing modern convenience. The property boasts two generously sized bedrooms, ideal for family living or hosting guests. This home is further enhanced by its gas central heating system with a combi boiler, ensuring warmth and comfort all year round.

The property's easily maintained gardens to the front and rear offer a tranquil outdoor space for relaxation or al fresco dining. The rear garden provides a private sanctuary for enjoying the sunshine, whilst the front garden adds kerb appeal with its well-tended greenery. Additionally, the presence of a lock-up garage contributes to the property's practicality and convenience, allowing for secure parking or extra storage. Situated in close proximity to schools and the Xcite Leisure Centre, residents can enjoy easy access to essential amenities and recreational facilities. With motorway access to the M9 linking Edinburgh and Glasgow, this property offers a perfect balance of tranquillity and connectivity.



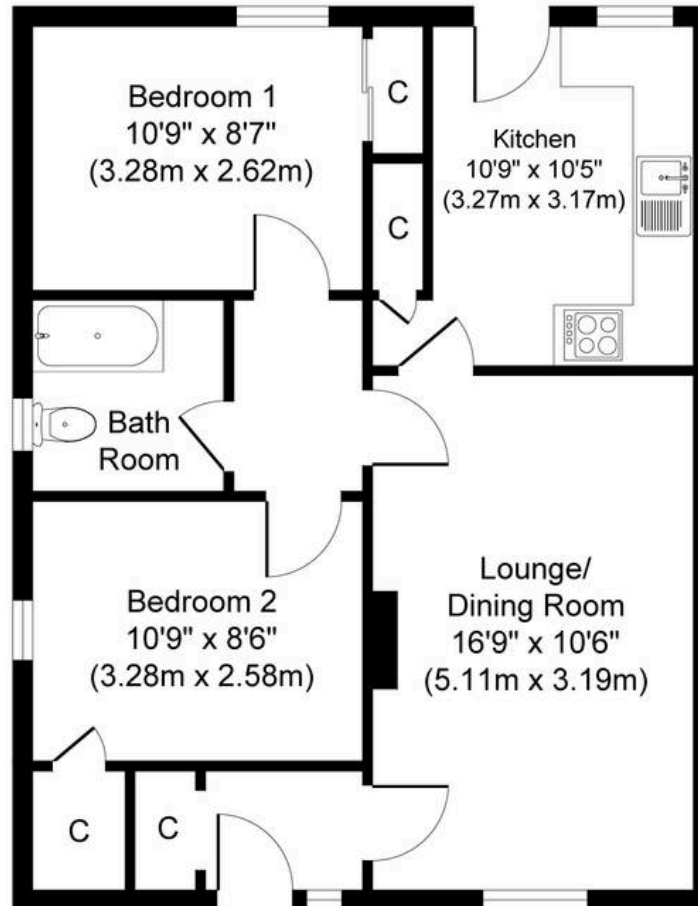


You can include any text here. The text can be modified upon generating your brochure.



You can include any text here. The text can be modified upon generating your brochure.





Approximate Floor Area
607 sq. ft
(56.37 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.

Copyright V360 Ltd 2025 | www.houseviz.com



KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

