



Estate Agents and Solicitors

5 Tippet Knowes Court, Winchburgh, Broxburn, West Lothian, EH52 6UW

Light and Well-Presented, First Floor, Studio Flat

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Property Description

Light and well-presented, studio flat, forming part of an established development. Located in a quiet residential area, in Winchburgh, West Lothian.

Comprises an entrance vestibule, living/bedroom, kitchen, and a shower room.

With light decor throughout, features include a generous living space, a fitted kitchen with appliances, double glazing, and good built-in storage provision.

Externally, the property benefits from a well-kept communal green and unrestricted on-street parking.

The entrance vestibule features a convenient built-in open storage cupboard and opens into a spacious living space with carpeted flooring, light decor, two light fittings, two windows allowing plentiful natural light, and plenty of space for freestanding furnishing.

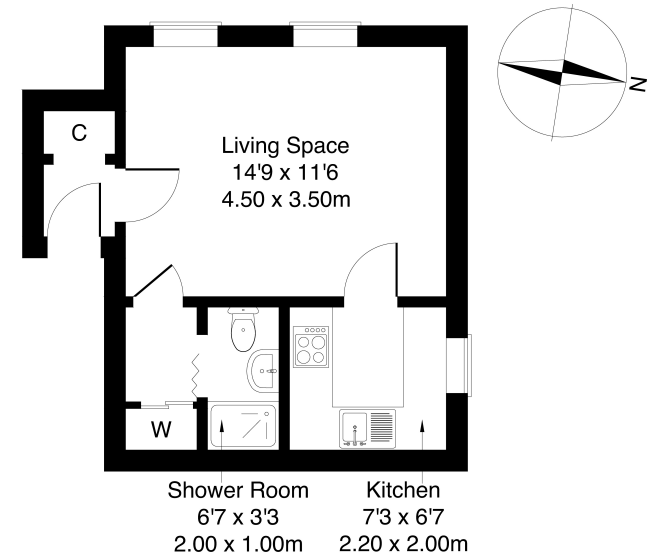
Set off the living space, a good-sized kitchen is fitted with wall and base units, stone effect worktops, a tiled surround, and a sink with a drainer; with appliances including an electric cooker and an under-counter fridge/freezer.

Completing the accommodation, an inner hall space offers good storage provision, including a built-in wardrobe; whilst the shower room is fitted with an electric shower unit.



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Approximate Gross Internal Area: (291 sq ft - 27 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Winchburgh is a small town situated on the B9080 just off the M9 motorway, and approximately 3 miles from Kirkliston. Close to Edinburgh International Airport, Winchburgh is in the county of West Lothian, and approximately 10 miles from the city of Edinburgh. The village offers an excellent range of local amenities, including a Sainsbury's supermarket. Surrounded by rolling open countryside, Winchburgh enjoys well-regarded

schooling at all levels, a local golf course and a bowling club. Winchburgh is undergoing one of the largest placemaking projects in the UK, including the development of new homes, schools, amenities, improved transport links, as well as an extensive recreational green space. This is a superb central location for commuting to Edinburgh, Livingston and Fife, with quick access to direct trunk roads and motorways.





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