

# 99 Tippet Knowes Road

WINCHBURGH, EH52 6UN



*Bright upper one-bed flat with private garden - perfect for first-time buyers*



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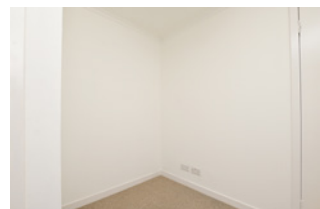


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McEwan Fraser Legal is delighted to present Tippet Knowes Road to the market. Situated within a modern and tranquil residential development, this well-presented one-bedroom upper flat offers a fantastic opportunity for first-time buyers eager to step onto the property ladder. The property is neutrally decorated throughout, allowing new owners the perfect blank canvas to add their personal touch.

# THE LIVING ROOM



Upon entering, a staircase leads you up to the spacious and light-filled living room, which boasts an abundance of natural light thanks to a large window. The room is generously proportioned, providing ample space for both relaxing in front of the TV and dining with family or friends, creating a versatile area for everyday living.



# THE KITCHEN



The kitchen is thoughtfully designed with plenty of workspace, making it ideal for preparing meals. A well-placed window allows for further natural light to flood the space, ensuring the kitchen remains bright and inviting throughout the day.





The double bedroom is both spacious and well-designed, offering a peaceful retreat at the end of the day. The room benefits from fitted wardrobes, providing excellent storage options and helping to maintain a tidy and organised living space.

Completing the property is the modern bathroom, which features a crisp three-piece suite and fresh tiling. The bathroom's clean, contemporary design ensures it is both functional and stylish, offering a comfortable space to unwind.

## THE BATHROOM



# THE BEDROOM





Externally, the property benefits from its own private garden, providing an ideal outdoor space for enjoying the fresh air, gardening, or simply relaxing in a private setting.

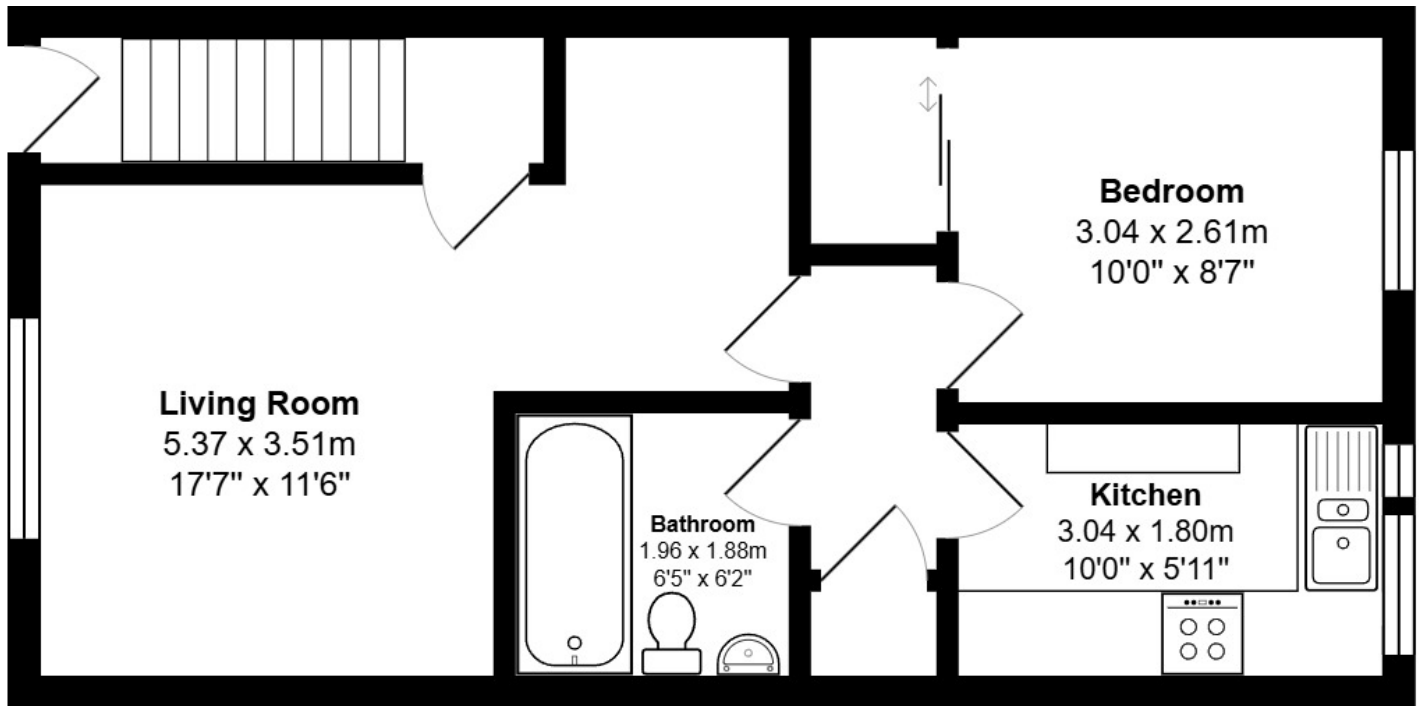
Viewing is highly recommended to fully appreciate the potential of this charming home.

# EXTERNALS



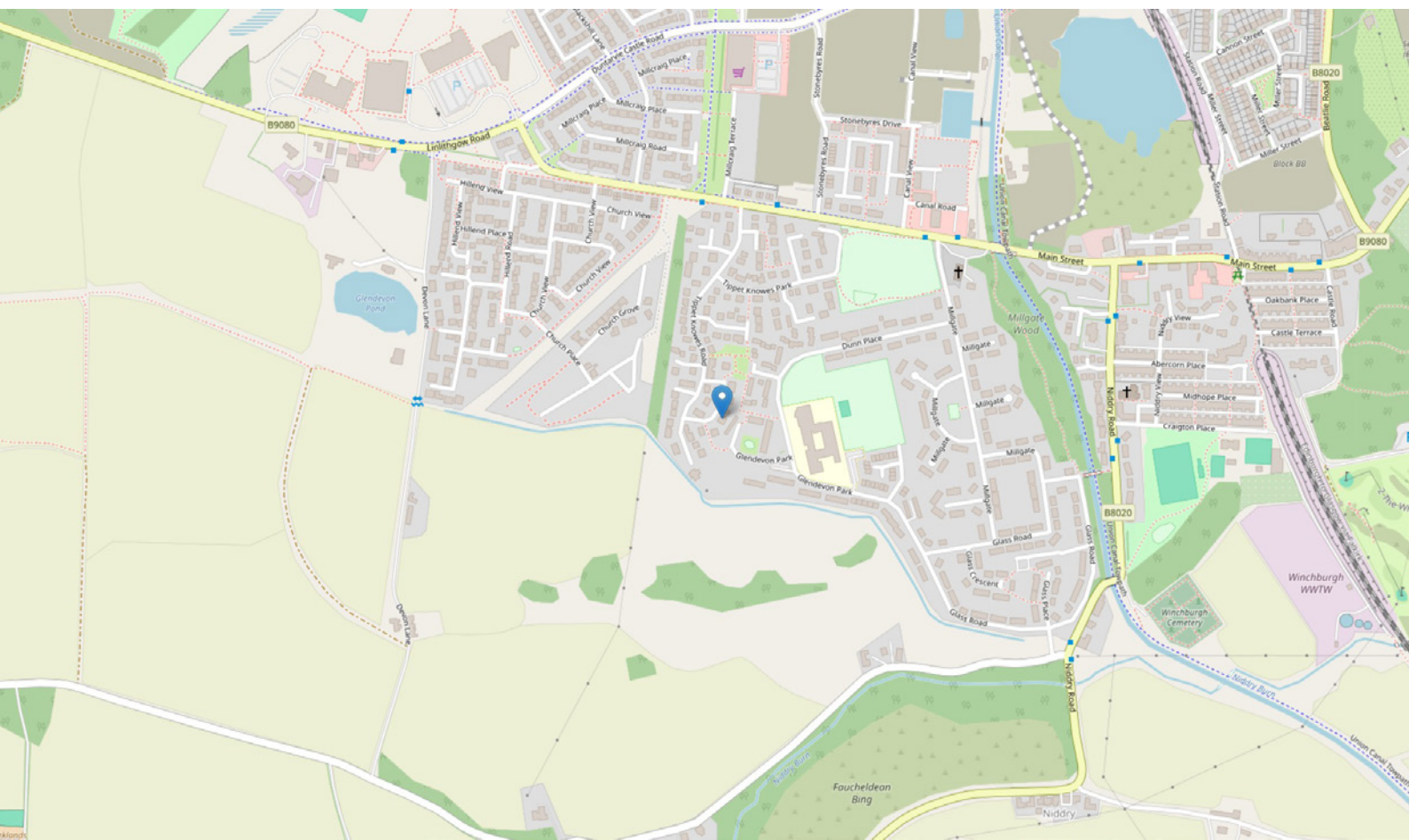


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 43m<sup>2</sup> | EPC Rating: D





# THE LOCATION

Winchburgh is a highly sought-after town in West Lothian, offering an ideal balance between peaceful residential living and excellent connectivity to key destinations. Positioned just 12 miles from Edinburgh City Centre, the town is perfect for commuters, with easy access by road and mainline rail links.







For those travelling further afield, The Gyle Shopping Centre, Edinburgh Business Park, and Edinburgh International Airport are all within a 15-20 minute drive, while the central motorway network ensures quick links to the wider region. The M8 motorway also provides straightforward access to Glasgow, making Winchburgh a fantastic location for those needing to commute in either direction.

The town itself offers a range of local shopping outlets on Main Street, with additional amenities and services available in nearby Broxburn, Kirkliston, and Linlithgow, all just a short drive away. Residents can also take advantage of excellent sporting and recreational facilities, ensuring a well-rounded and active lifestyle.

Winchburgh benefits from good public transport links, with regular services to Edinburgh and across West Lothian, further enhancing its appeal as a well-connected and convenient place to live.

With ongoing development and investment, Winchburgh continues to grow as a vibrant and modern community, making it an excellent choice for homebuyers looking for accessibility, amenities, and a high quality of life.



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