



1 Tippet Knowes Park  
Winchburgh

EH52 6UR

Offers Over £255,000

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 1 Tippet Knowes Park

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This is an Immaculately presented detached bungalow, offering an ideal purchase in sought after area. Modern cosy accommodation throughout, in true walk-in condition. High spec fitted kitchen/diner, fully intergrated appliances, luxury shower room. One bedroom with built-in wardrobes. Attractive landscaped gardens. Enjoys a private position and well placed for village amenities, local shops and transport links. Easy access to Linlithgow, Livingston and M9 motorway. Early viewing highly advised to avoid disappointment.

- **Entrance vestibule/storage**
- **Bright & spacious lounge**
- **Modern fully fitted kitchen/dining**
- **Two double bedrooms**
- **Well appointed attractive shower room**
- **Attic space/ladder**
- **Detached garage/light & power**
- **Attractive landscaped gardens**
- **Paved driveway**
- **Extension plans (Expired)**
- **Council Tax Band: C**
- **Energy Efficiency Rating: C**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)

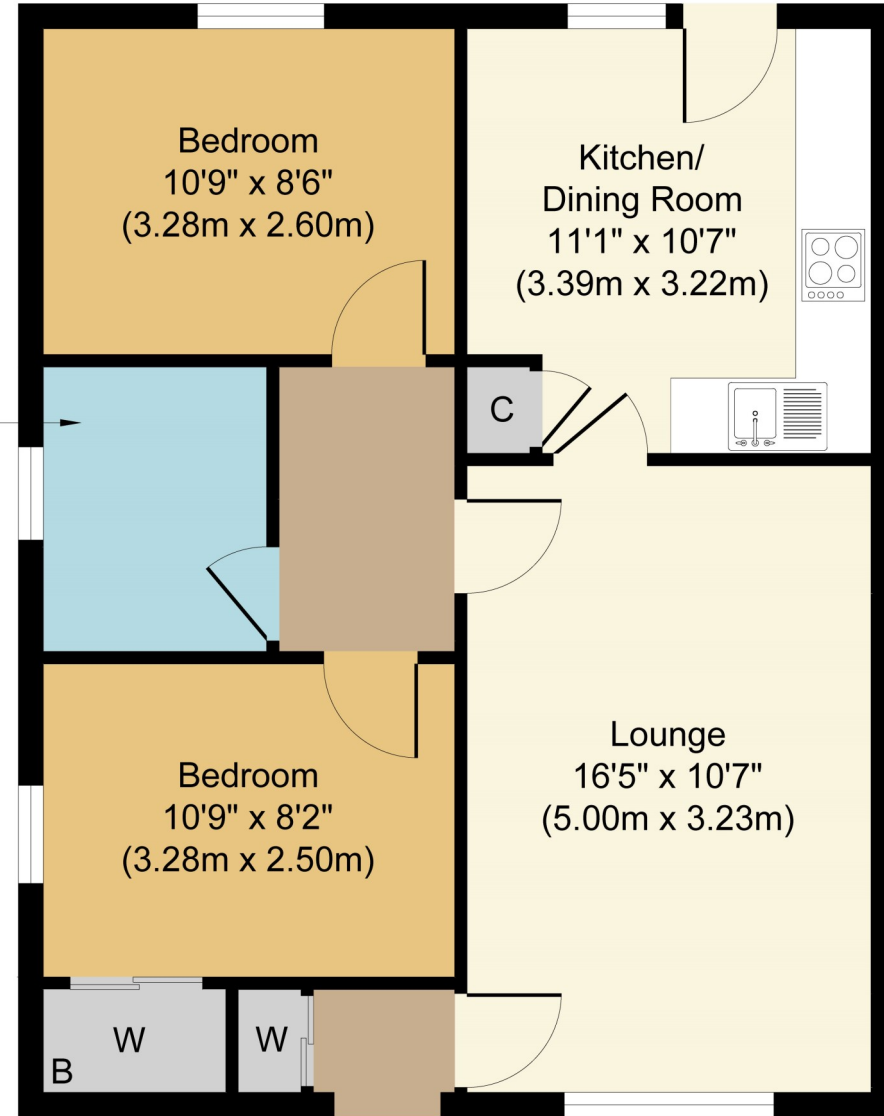


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Shower Room  
7'5" x 5'10"  
(2.27m x 1.78m)



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.