



93 Tippet Knowes Road, Winchburgh

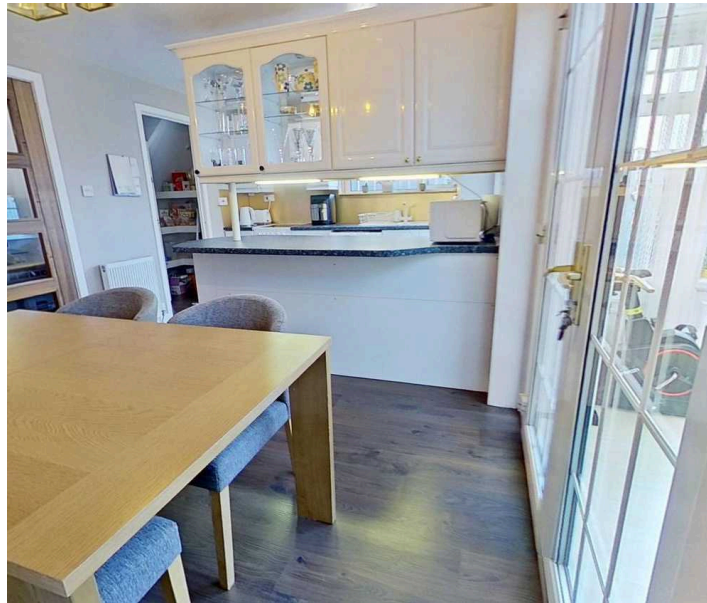


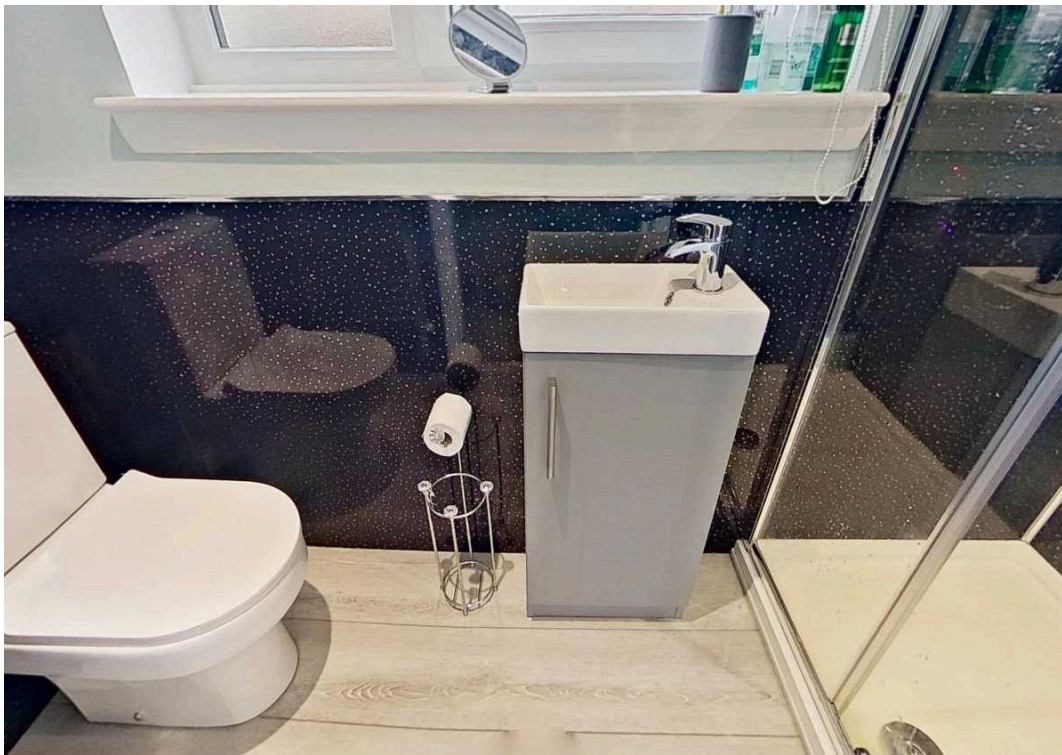
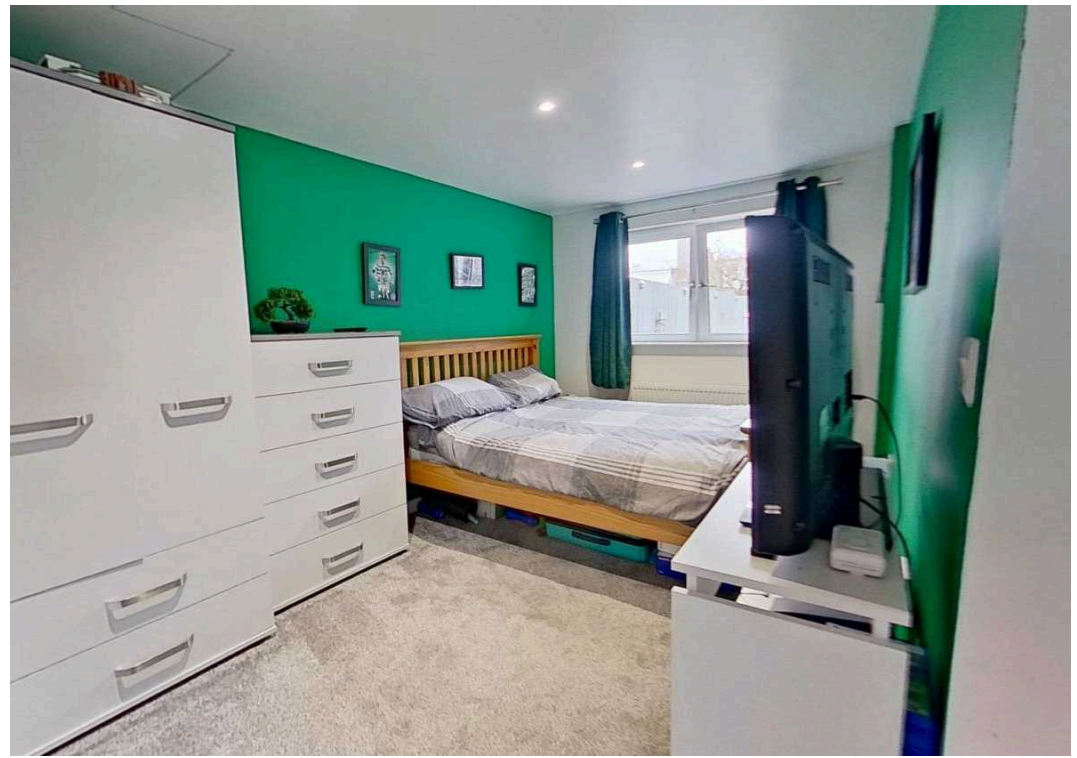
93 Tippet Knowes Road

Winchburgh, Broxburn

Council Tax band: TBD

- Spacious Four Bedroom Villa
- Downstairs Bedroom with En-suite Shower Room
- Upstairs Bathroom
- Conservatory
- Driveway for up to 3 cars
- Close to Winchburgh Primary School
- Close to Winchburgh and Sinclair Academies
- Close to XCite Leisure Centre with Swimming Pool and Football Pitches
- Exciting New Village
- Easy access onto M9 motorway serving Edinburgh and Glasgow





Hall

Access through recently installed UPVC door with opaque double glazed inset into welcoming hall. Doors to principal bedroom, lounge and storage cupboard. Laminate flooring and carpeted staircase to upper landing.

Lounge

16' 1" x 10' 4" (4.90m x 3.14m)

Spacious family sitting room with front facing window. Quality French doors to kitchen/dining room. Fitted carpet, radiator.

Kitchen/Dining Room

15' 11" x 10' 5" (4.86m x 3.17m)

The kitchen area is fitted with base and wall mounted units, 1.5 bowl sink, side drainer and mixer tap, complementary worktops with copper effect splashbacks. The washer/drier and slot-in cooker are included in the sale but are not warranted. Laminate flooring through kitchen/dining room and pantry. Opening to shelved pantry currently housing fridge/freezer. French doors to conservatory. UPVC/glazed door to rear garden. Side facing window. Two radiators, stylish light fitting and tracked lighting.

Conservatory

12' 9" x 8' 8" (3.88m x 2.64m)

UPVC/double glazed conservatory ideal for relaxing in. Laminate flooring, two wall lights, vertical blinds.

Principal Bedroom

12' 5" x 8' 1" (3.78m x 2.46m)

Spacious double bedroom with rear facing window. Access to small partly floored loft housing combi gas central heating boiler. Fitted carpet, radiator. Door to ensuite shower room.

En-suite Shower Room

Fitted with dual flush WC, small wash hand basin with mixer tap and cupboard under, and wall clad double shower cubicle with mains shower. Opaque glazed window with roller blind. Laminate flooring, chrome vertical radiator, UPVC clad ceiling and downlighters.

Upper Landing



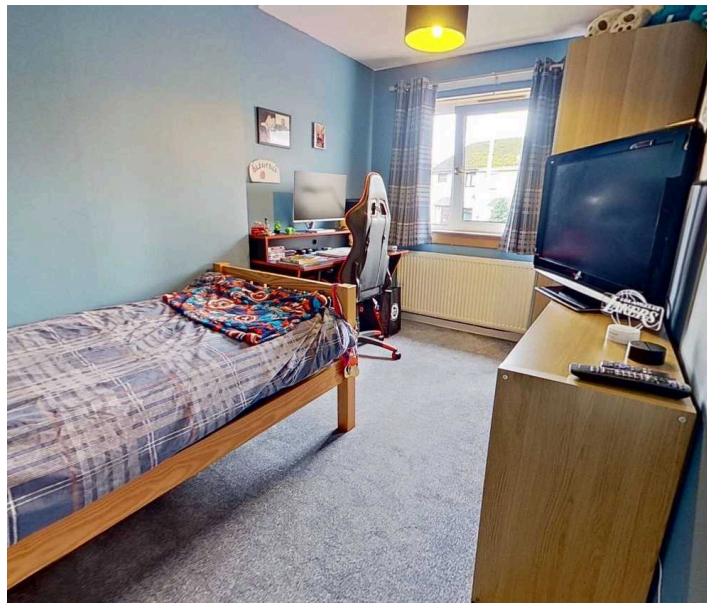
GARDEN

Secluded garden to rear with suntrap decked patio. Large garden shed. Gate to rear allowing easy access to Winchburgh Primary School.

DRIVEWAY

3 Parking Spaces

Parking for up to 3 cars.





KnightBain Estate Agents

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