



107 Tippet Knowes Road, Winchburgh

Offers Over £118,000

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The new village of Winchburgh is growing in popularity every day with the new Auldcathie Park and a marina, water park, shops and a new junction onto the M9 motorway. It is right next to some of West Lothian's most beautiful countryside. It is also within easy reach of Linlithgow and offers an easy commute to Edinburgh.

Council Tax band: A

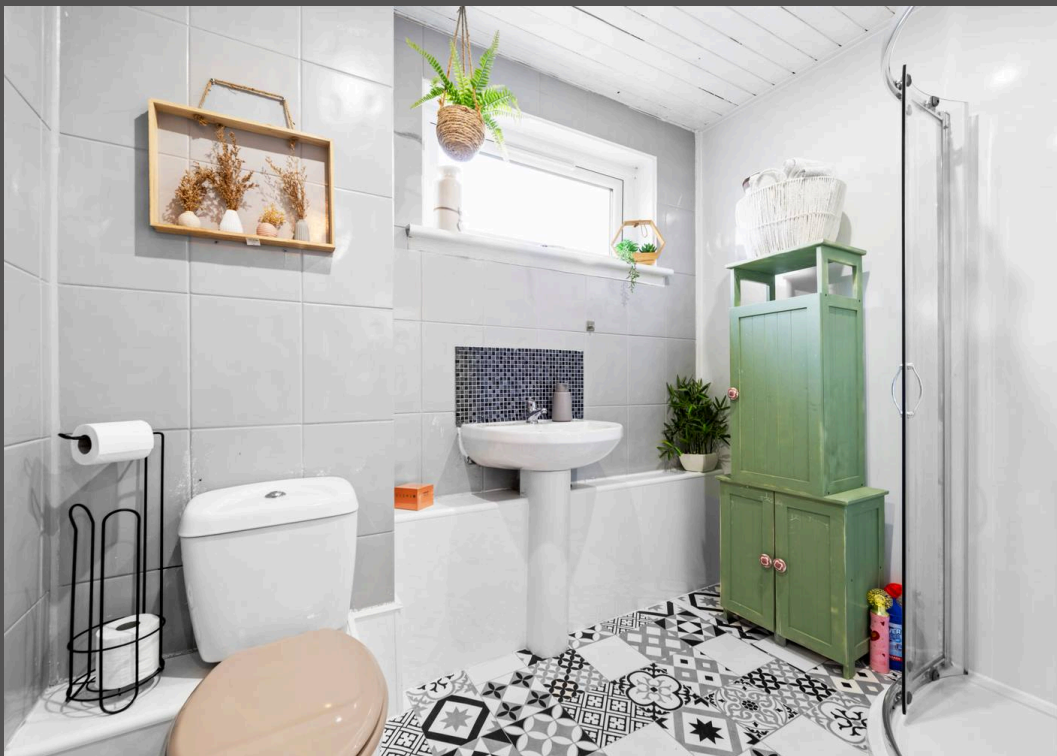
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Presented in true walk-in condition, this beautifully maintained Quarter Villa offers an exceptional opportunity for those seeking modern comfort and style in an exciting new village location. The property benefits from gas central heating with a combi boiler, ensuring warmth and efficiency throughout the year. UPVC double glazed windows and doors provide excellent insulation and security, while the upgraded electric meter and smart meter offer peace of mind and cost-effective energy management. The spacious interior features quality floorcoverings that complement the contemporary finish, and an upgraded shower room adds a touch of luxury to daily routines. The layout is thoughtfully arranged to maximise natural light, creating a bright and welcoming atmosphere in every room. Residents will appreciate the convenience of ample adjacent parking, making this home as practical as it is attractive. With easy access to the M9 motorway, commuting to Edinburgh, Glasgow and beyond is straightforward, making this property ideal for professionals/first time buyers.









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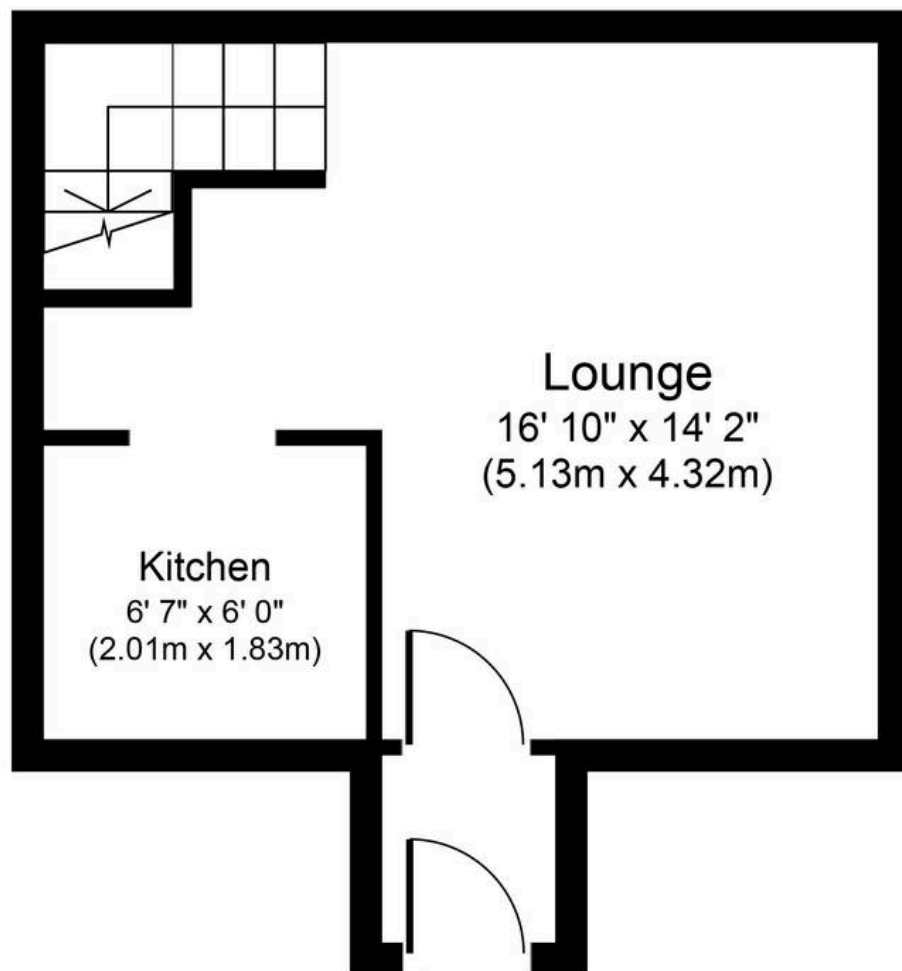




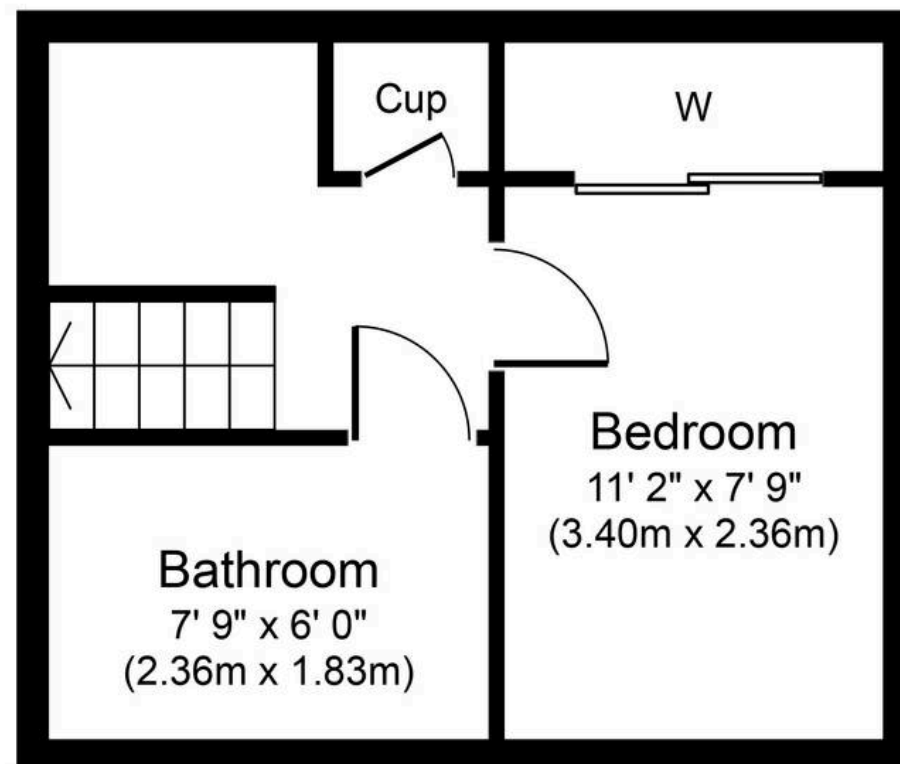
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**Ground Floor**  
**Approximate Floor Area**  
**258 sq. ft.**  
**(24.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**243 sq. ft.**  
**(22.6 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.





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