



36 Tippet Knowes Road, Winchburgh, EH52 6UL

RE/MAX Property

This beautifully presented home in Winchburgh is ideally suited to first time buyers, couples, and families alike. Offering a stylish yet comfortable interior, the property also benefits from a peaceful garden, a double driveway with garage, and a convenient location within walking distance of local amenities. Lorna MacDonald and REMAX Property are delighted to present this well maintained two bedroom home to the market.

This desirable location offers a wide range of local amenities, making it ideal for families and commuters alike. The area provides access to schools at all levels, local shops, and newly opened sports and recreational facilities. Additional supermarkets, dining options, and leisure facilities can be found in nearby Kirkliston and Broxburn.

Winchburgh is well connected for transport, with regular bus services, easy access to the motorway network via the new M9 junction, and nearby train stations in surrounding towns. Edinburgh International Airport is also within easy reach, making this a convenient and well-connected location.

Front Approach

The welcoming frontage features a spacious imprinted concrete driveway, providing off street parking for multiple vehicles and leading seamlessly to both the front entrance and garage.

Entrance Vestibule

The inviting vestibule is entered through a part glazed upvc door. The modern design features neutral painted walls, complemented by sleek wood laminate flooring, for a polished look. Finishing touches include a ceiling light, a smoke detector, a power point and a radiator, creating a stylish and practical entryway.

Lounge

4.485m x 3.222m (14'08" x 10'06")

This inviting room features neutral painted walls that create a fresh, modern atmosphere, complemented by continued wood laminate flooring. A large front facing window floods the space with natural light, while a ceiling light ensures it remains bright and welcoming throughout the day. A built in cupboard offers excellent storage, and the room is completed with power points, a smoke detector, and a radiator for year round comfort.





Kitchen Diner

2.567m x 4.188m (8'05" x 13'08")

This new, thoughtfully designed kitchen perfectly balances style and practicality, featuring a range of sleek wall and base units with green frontages, complemented by a wood laminate worktop and a metro tiled splashback. White and neutral tones to the walls, and continued wood laminate flooring create a cohesive and contemporary finish.

Fully equipped for modern living, the kitchen includes an under counter oven, four ring electric hob, built in extractor hood, washing machine, dishwasher, and a tall fridge freezer. A black sink with drainer and mixer tap is ideally positioned beneath the rear facing window.

Natural light floods the space through the rear window, while two ceiling lights and under unit lighting provide additional illumination. There is ample room for a dedicated dining area, making it perfect for both everyday family meals and entertaining. Completing the space are power points, a radiator, and a heat detector.

Rear Vestibule

1.346m x 1.836m (4'05" x 6'00")

The rear vestibule offers a practical and functional space, finished with white walls and wood effect laminate flooring. A window overlooking the garden fills the area with natural light, while a upvc door provides direct access outside. Power points and a ceiling light complete the room.

Stairs and Landing

The décor flows seamlessly with carpeted stairs and landing, complemented by neutrally painted walls. Finishing touches include a ceiling light, a smoke detector, an attic hatch and a storage cupboard.

Primary Bedroom

2.883m x 3.054m (9'05" x 10'00")

This charming room features light pink painted walls and cosy carpeted flooring. A built in wardrobe provides hanging and shelving space, with a further cupboard providing additional storage space, enhancing the room's practicality. A front facing window fills the space with natural light, complemented by a ceiling light for additional illumination. The room is equipped with a radiator and power points for comfort and convenience.

Bedroom Two

3.507m x 2.259m (11'06" x 7'04")

This great second double bedroom is tastefully finished with white painted walls and carpeted flooring, creating a warm and inviting ambiance. A rear facing window allows natural light to flood the room, complemented by a ceiling light for a bright and airy feel. There is a wardrobe with hanging and shelving storage space. The room is finished with power points and a radiator.

Bathroom

2.283m x 1.702m (7'05" x 5'07")

This modern family bathroom combines everyday practicality with contemporary elegance. Durable wood effect vinyl flooring is paired with cream tiled walls, creating a fresh, low maintenance finish, while a ceiling light enhance the bright and welcoming feel.

The suite includes a bath with an electric shower overhead, along with a wall hung sink and close coupled toilet for a streamlined look. A rear facing window provides natural light, while a chrome towel radiator completes the space.

Garage

9.286m x 2.690m (30'05" x 8'09")

The garage is well equipped and thoughtfully designed, featuring an up and over front door, a rear window overlooking the garden, and a timber door providing convenient garden access. Complete with power points and ceiling lighting, it offers both practicality and everyday convenience.

Rear Garden

This charming rear garden perfectly balances greenery with practicality. A well maintained lawn is complemented by a paved area, creating versatile spaces for outdoor dining, relaxing, and entertaining, while planted borders add colour and character.

Fully enclosed for privacy and security, the garden also features a gate leading to the rear woodland area, as well as direct access to the back of the garage. A clothesline and outdoor tap provide added convenience. Whether enjoying a quiet moment or hosting guests, this tranquil outdoor space is a true extension of the home.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

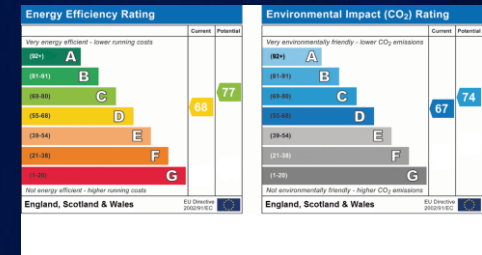
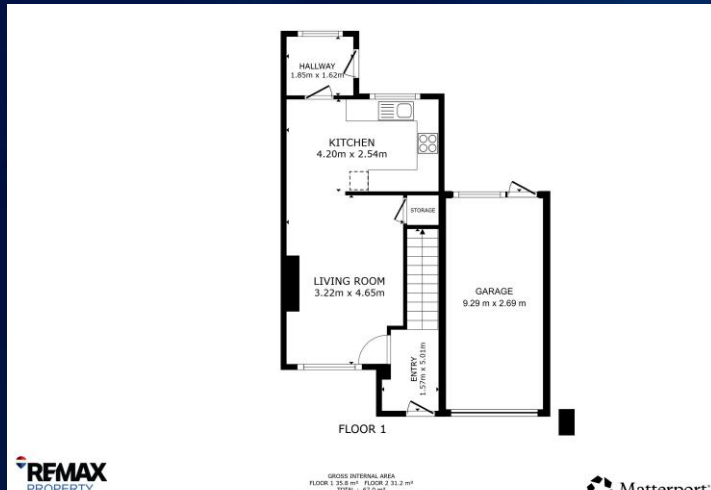
INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



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