

70 Houstoun Gardens

UPHALL, BROXBURN, WEST LoTHIAN, EH52 5SJ



Fantastic two-bedroom semi-detached opportunity, in sought-after location



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



This two-bedroom semi-detached home is full of potential and offers an exciting project for those looking to create their ideal home. Houstoun Gardens provides a unique opportunity for buyers eager to modernise and add their personal touch, transforming it into something truly special while placed in a fantastic location.

THE LIVING ROOM



As you step inside, you're welcomed into a bright hallway, which leads to the living room, kitchen, and stairs to the first floor. The living room is a generously proportioned space, offering plenty of flexibility for various furniture layouts and the potential to create a cosy yet stylish living area.

THE KITCHEN



The kitchen, which also provides access to the rear garden, is an excellent size and ready for reimagining—whether that's installing a sleek, contemporary design or a more traditional layout.





Upstairs, the property boasts two spacious bedrooms, both of which serve as a blank canvas, ready for updating to suit your style. The family bathroom, while practical, is in need of a refresh, giving you the chance to design a space perfectly tailored to your preferences.

THE BATHROOM



BEDROOM 1



BEDROOM 2



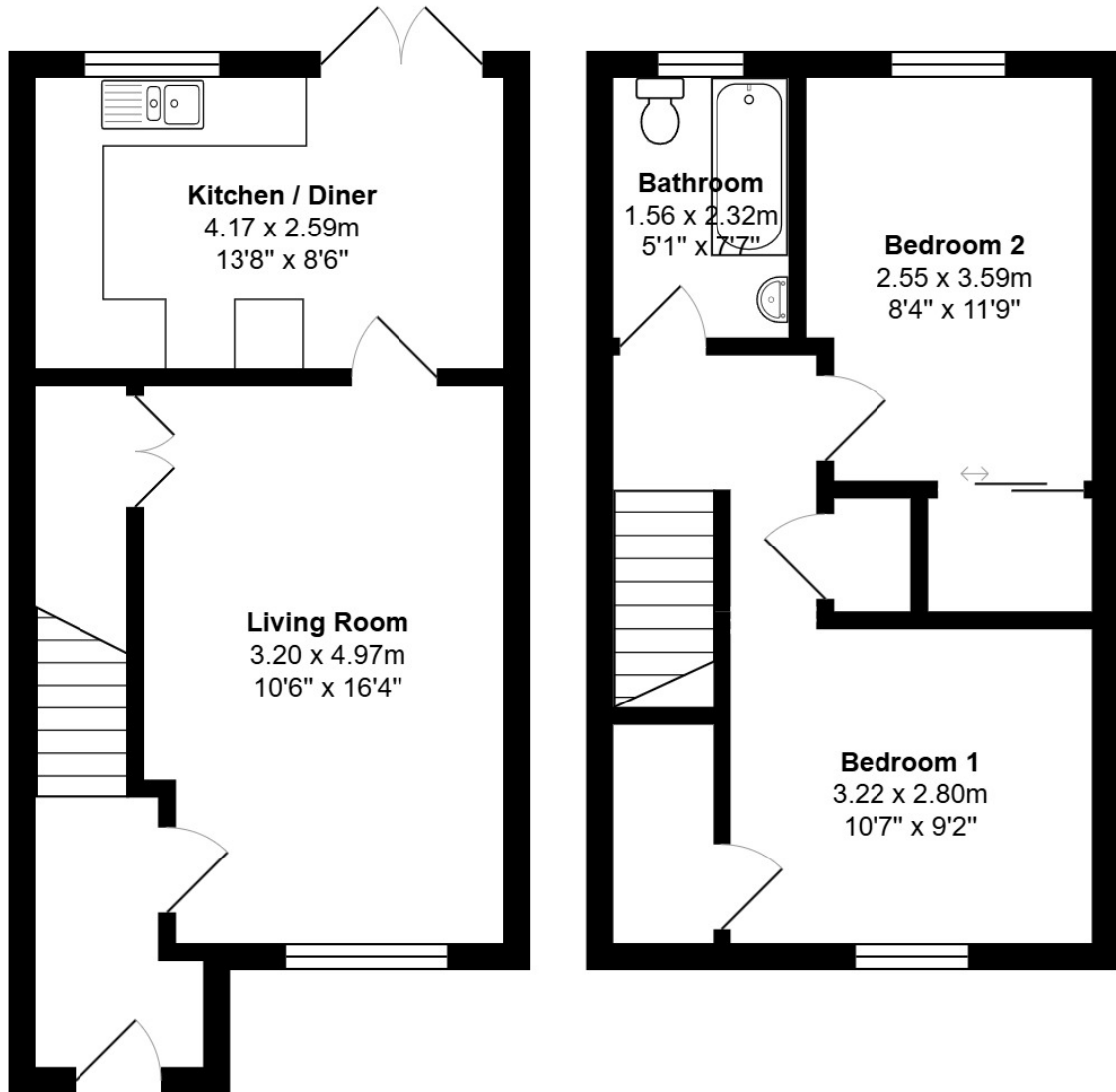
Externally, the home features a fantastic rear garden, ideal for those who enjoy gardening or outdoor entertaining. The property also benefits from a garage and driveway, offering valuable parking and storage solutions.

This home represents a wonderful opportunity to take on a rewarding project, with great potential. Whether you're a first-time buyer, an investor, or someone looking for a home to put their stamp on, this property is the perfect starting point. Conveniently located close to local amenities, schools, and transport links, it's ready and waiting for someone with vision and creativity to make it their own.

EXTERNALS

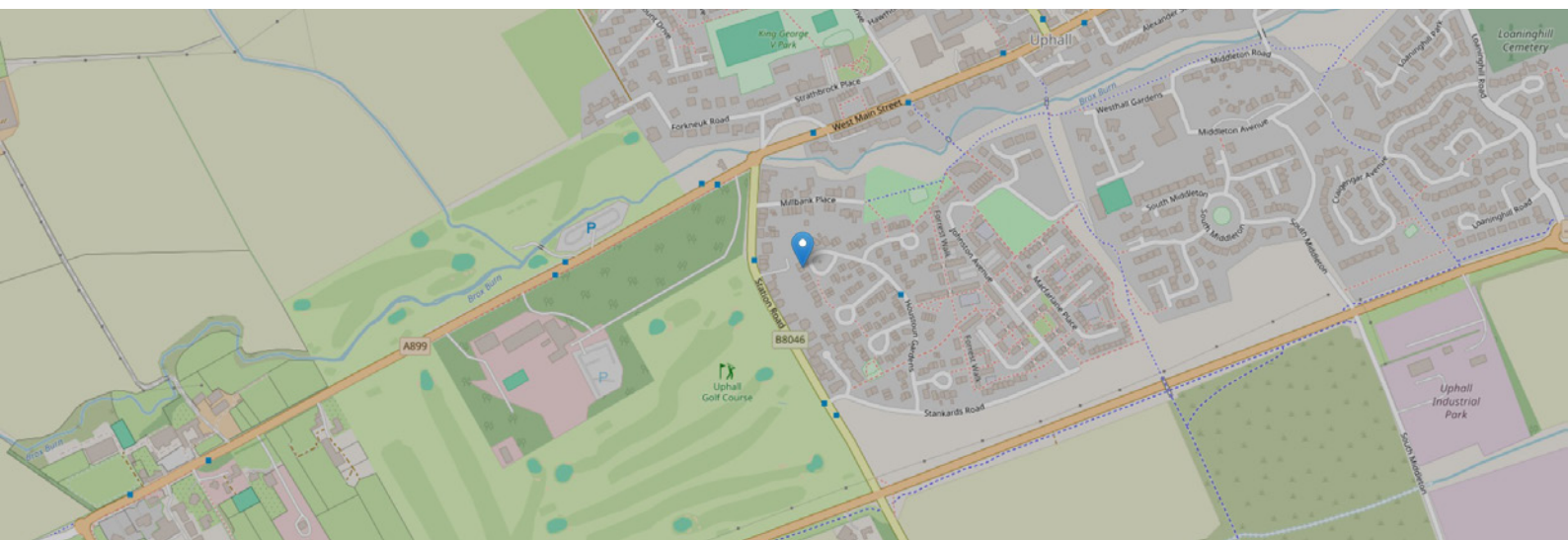


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 62m² | EPC Rating: D



THE LOCATION

Uphall is a delightful village located in West Lothian, offering a perfect balance of rural charm and modern convenience. Nestled just a short distance from the bustling towns of Livingston and Broxburn, Uphall provides a peaceful retreat while still being within easy reach of amenities and attractions.

The village boasts a friendly community atmosphere and a range of local facilities, including shops, cafes, and traditional pubs. For those who enjoy the outdoors, Uphall is surrounded by beautiful countryside, offering scenic walking and cycling routes to explore. The nearby Almondell & Calderwood Country Park is a particular highlight, providing a tranquil escape into nature.

Commuters will appreciate Uphall's excellent transport links. The village is well-served by bus routes, and Uphall Station provides regular train services to Edinburgh and Glasgow, making it an ideal location for those working in the city. Additionally, the M8 motorway is easily accessible, offering quick connections to the central belt and beyond.

Families are well-catered for with a selection of reputable schools in the area, as well as plenty of recreational activities for children. With its blend of character, convenience, and connectivity, Uphall is a fantastic place to call home.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
EMMA LYNCH
Surveyor



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.