

55a East Main Street

UPHALL, WEST LOTHIAN, EH52 5HZ



CHARMING 1-BED FLAT IN UPHALL WITH
LOFT STORAGE & SHARED GARDEN



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McEwan Fraser Legal is delighted to present 55A East Main Street to the market. This rarely available one-bedroom flat in the heart of Uphall combines rustic charm with modern convenience. Located in a well-connected and friendly community, the property features additional storage in a fully floored loft with electricity points, offering versatile use. The installed Hive system allows remote management of heating and hot water, ensuring comfort and energy efficiency.

Upon entering the flat, you are greeted by a welcoming hallway, which is enhanced with tasteful wood panelling and slate tiling, setting a warm and inviting tone as you move through the property. The hallway provides convenient access to the spacious living room, the well-proportioned bedroom, and the stylish bathroom.

The living room is generously sized and offers a cosy and comfortable atmosphere, providing the perfect space for relaxing or entertaining. It is large enough to accommodate a variety of furniture configurations, ensuring flexibility to suit your personal style.





From the living room, you step into the kitchen, a well-designed space offering ample storage, an integrated oven and hob, with plenty of countertop space for preparing meals, making it ideal for everyday use.





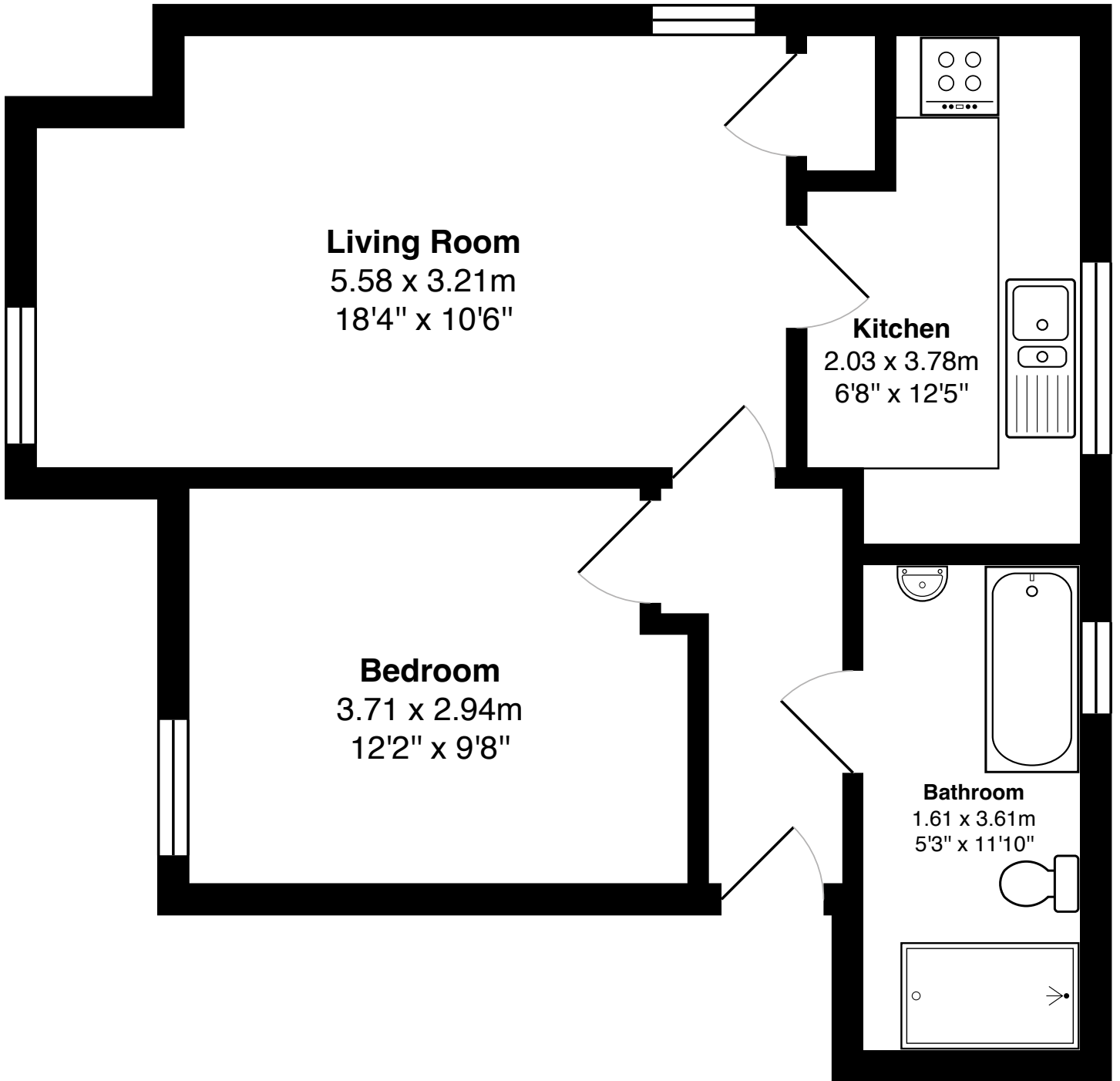
The bedroom is equally impressive, with ample space to fit a king-size bed, wardrobes, and additional bedroom furniture. It provides a peaceful retreat, perfect for unwinding after a busy day.





A standout feature of this flat is the bathroom, which boasts striking black marble style panelling, paired with a crisp white three-piece suite and slate flooring. The large walk-in shower offers a luxurious touch, creating a spa-like feel that enhances the overall appeal of the property.





Gross internal floor area (m²): 51m²

EPC Rating: C



Externally, the property benefits from a shared garden, offering a pleasant outdoor space to relax and enjoy the surrounding community. Whether you're looking to unwind in the fresh air or enjoy a bit of gardening, the shared garden provides a lovely space to do so.

This property is well-maintained, offering a fantastic living experience with both rustic charm and modern conveniences. It has been thoughtfully designed with functionality in mind, ensuring comfort and ease of living. With its spacious layout, additional storage options, and peaceful location in the heart of Uphall, this flat presents a wonderful opportunity to enjoy a charming and comfortable lifestyle.

The Property



Uphall is a charming village located in West Lothian, offering a peaceful and picturesque setting with excellent transport links to nearby towns and cities. Situated just a short distance from Livingston, Uphall benefits from a strong sense of community, making it an ideal place for those seeking a more tranquil lifestyle without sacrificing convenience.

The village is well-served by Uphall train station, which offers regular services to both Edinburgh and Glasgow, making it an excellent choice for commuters. Additionally, local bus routes provide easy access to surrounding areas, ensuring that residents have plenty of options for getting around.

Uphall offers a range of local amenities, including shops, pubs, and cafes, ensuring that everyday essentials are easily accessible. For larger shopping trips, the nearby Livingston shopping centres, including The Centre and Livingston Designer Outlet, are just a short drive away. The village is also home to a number of parks and green spaces, providing plenty of opportunities for outdoor activities and relaxation. With its picturesque surroundings, close-knit community, and excellent transport links, Uphall offers a perfect balance of rural charm and urban convenience.

The Location

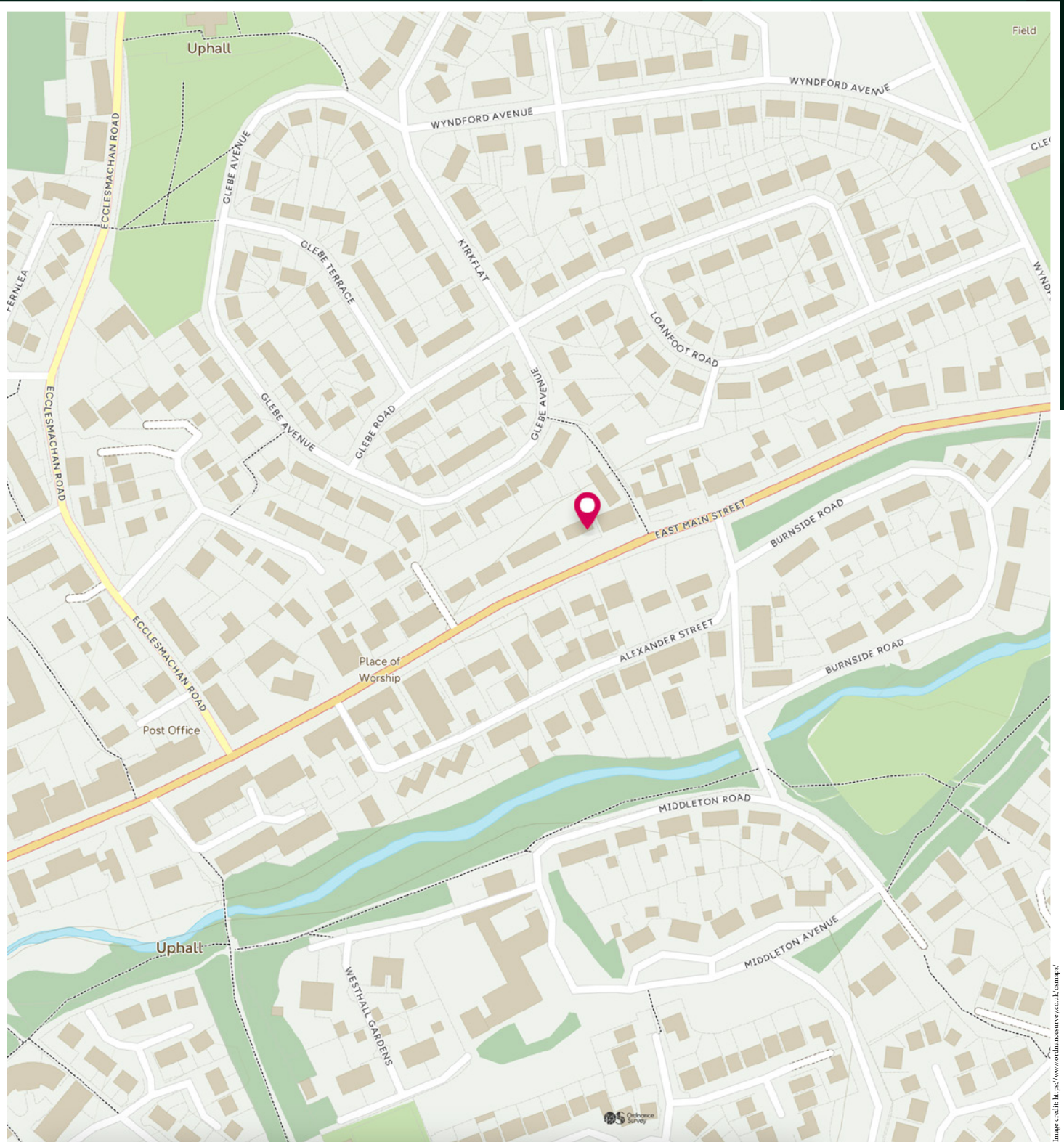


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