

43 Nettlehill Drive

UPHALL STATION, LIVINGSTON, WEST LoTHIAN, EH54 5PR



*Spacious Two Bed Semi-Detached House
In Uphall Station*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this two-bedroom semi-detached house in Uphall Station, West Lothian.

THE LIVING ROOM

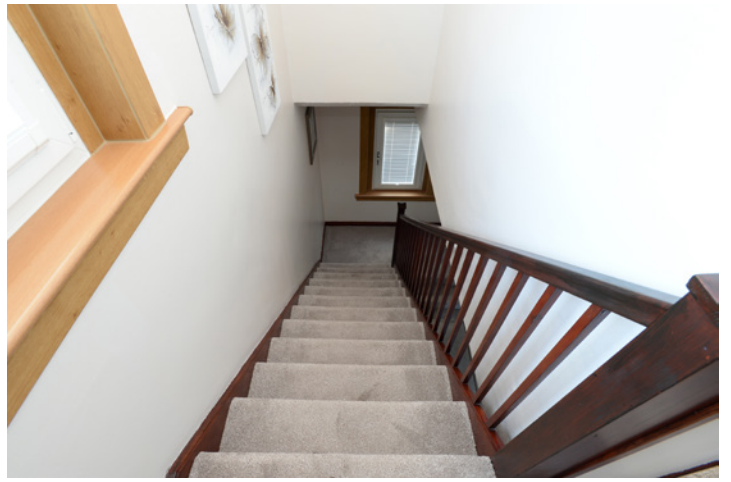


Inside, the property comprises:

- Fully equipped kitchen with direct access to the well cared for, private rear garden.
- Spacious living area which is bright and benefits from front and back windows.

THE KITCHEN





- The main family bathroom is well equipped with a bath, shower over the bath and is in walk-in condition.
- The house has two spacious bedrooms, both of which are double bedrooms.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

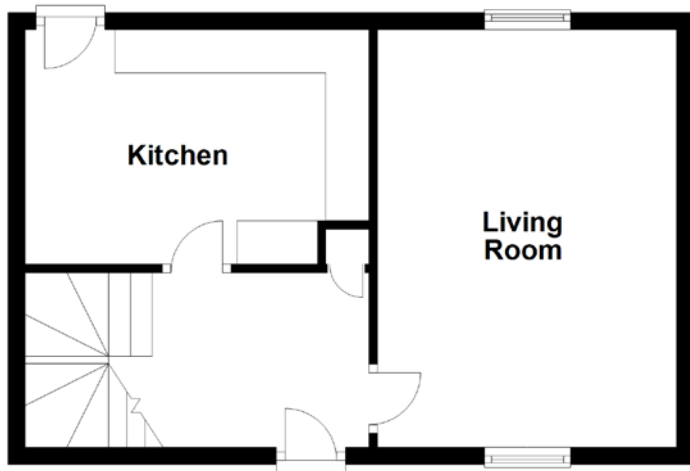


In addition, the property includes private off-street parking for two cars, a rear garden which is not overlooked and looks over to woodland. The house further benefits from full triple glazing and gas central heating to make for a warm yet cost-effective home year-round.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

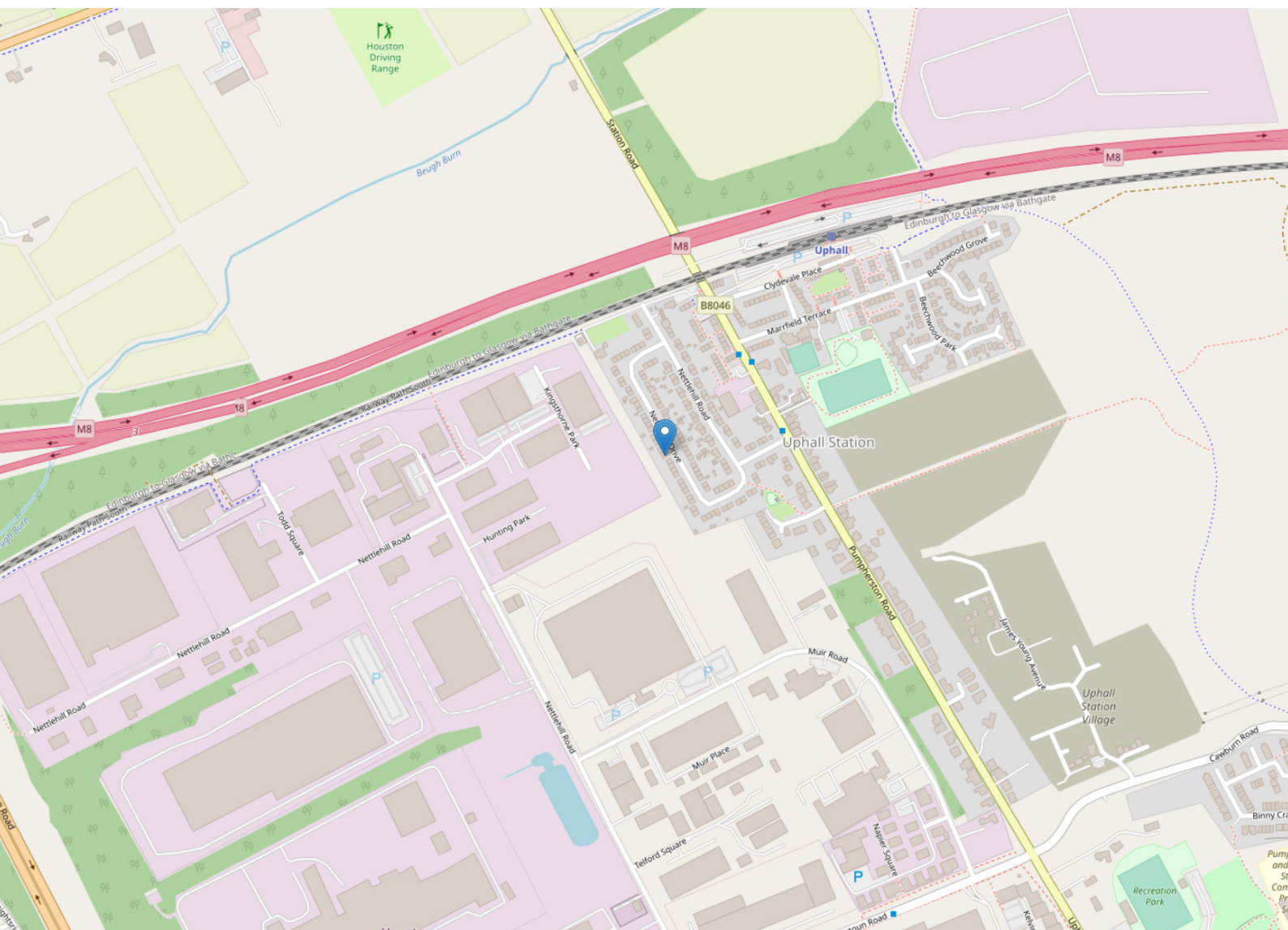


Approximate Dimensions (Taken from the widest point)

Living Room	4.83m (15'10") x 3.47m (11'5")
Kitchen	3.99m (13'1") x 2.71m (8'11")
Bedroom 1	3.75m (12'4") x 3.40m (11'2")

Bedroom 2	4.83m (15'10") x 3.02m (9'11")
Bathroom	2.51m (8'3") x 1.60m (5'3")

Gross internal floor area (m²): 74m²
EPC Rating: D



THE LOCATION

Uphall Station is a popular long-established village which links with the adjoining village of Pumpherston. Between the two communities, there are local amenities including an active Bowling Club, a choice of local shops, including a Co-op supermarket, and a popular primary school which houses the local library and meeting facilities. Takeaway food outlets are also located locally.





Takeaway food outlets are also located locally. In addition, the shopping opportunities in nearby Livingston are the best in West Lothian. They include large national brand supermarkets, clothing retailers, DIY and much more.

A particularly popular location is the international brand discount centre. Further shopping facilities are even closer in Broxburn and Uphall and the Gyle Centre on the edge of the City is very easily reached. Leisure and sporting facilities are nearby, including children's play areas, bowling and golf plus football and rugby clubs. Transport is key to the area with a local railway station and excellent road links.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01463 211 116

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
BEN STEWART CLARK
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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