

10 Nettlehill Road

UPHALL STATION, LIVINGSTON, WEST LOTHIAN, EH54 5PP



Three-bedroom semi-detached house presented to the market in walk-in condition



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McEwan Fraser is delighted to present this three-bedroom semi-detached house to the market. The property offers generous internal proportions and is presented to the market in walk-in condition. Alongside three double bedrooms, a living room and a modern kitchen, the property benefits from mature front and rear gardens, a driveway, gas central heating and double glazing throughout. The property is close the train station with excellent links to Edinburgh and Glasgow.

THE LIVING ROOM



Entering the property, you find a handy entrance vestibule which opens into the main hallway. The hallway includes integrated storage and a ground-floor WC. The spacious living room is on your right and boasts ample natural light and generous floor space. A superb stone fireplace gives the living room a natural focal point but the space on offer will give the new owner plenty of flexibility to create their ideal entertaining space.

THE KITCHEN/DINER



The kitchen sits immediately behind the living room and overlooks the rear garden. Comprised of a full range of modern base and wall-mounted units, there is excellent prep and storage space alongside a mix of integrated and freestanding appliances. The kitchen is finished in white with tiled splash backs.





Climbing the stairs, the first-floor landing gives access to all three bedrooms, a bathroom and an extensive loft for additional storage. Bedroom 1 is a large, neutrally decorated bedroom that overlooks the rear garden, includes an integrated wardrobe, and is finished with quality laminate flooring. Bedrooms 2 and 3 both overlook the front of the house and are neutrally decorated and finished with laminate flooring. The bathroom has recently been upgraded to an exacting standard and boasts a three-piece white suite and contemporary tiling.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



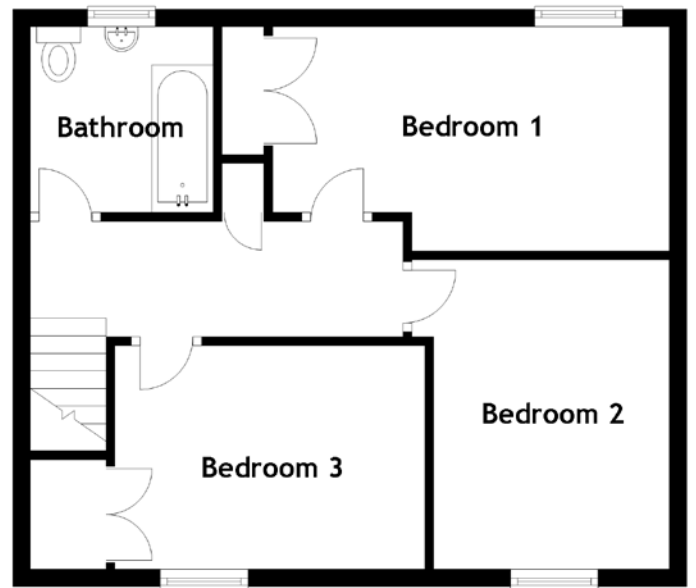
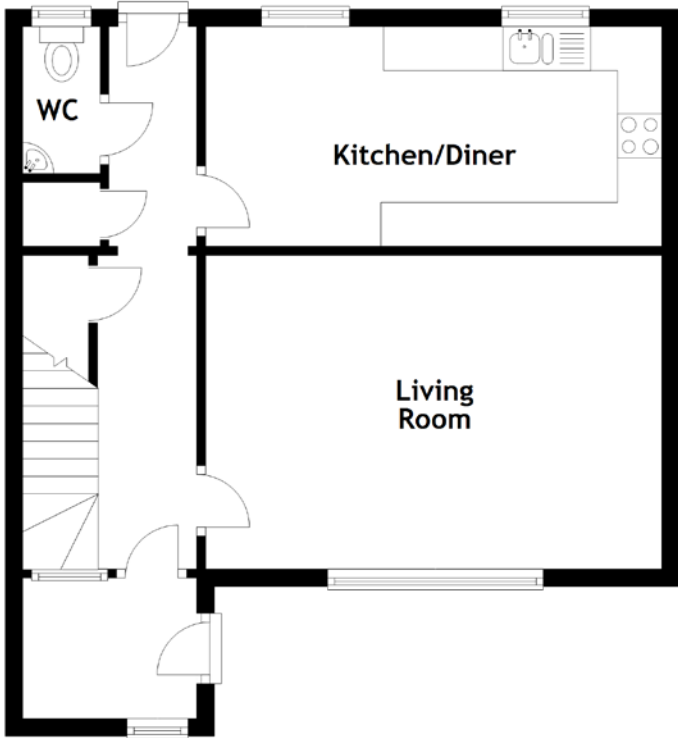
Externally, the property boasts a mature front garden with manicured lawns and flower beds enclosed by timber fencing. There is also a driveway for off-street parking. The rear garden is particularly appealing and quite large. There is a large shed with light and power, lawn, patio area, and growing beds.

This is a charming house and would make a superb acquisition for a first-time buyer or young family. Viewing is highly recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

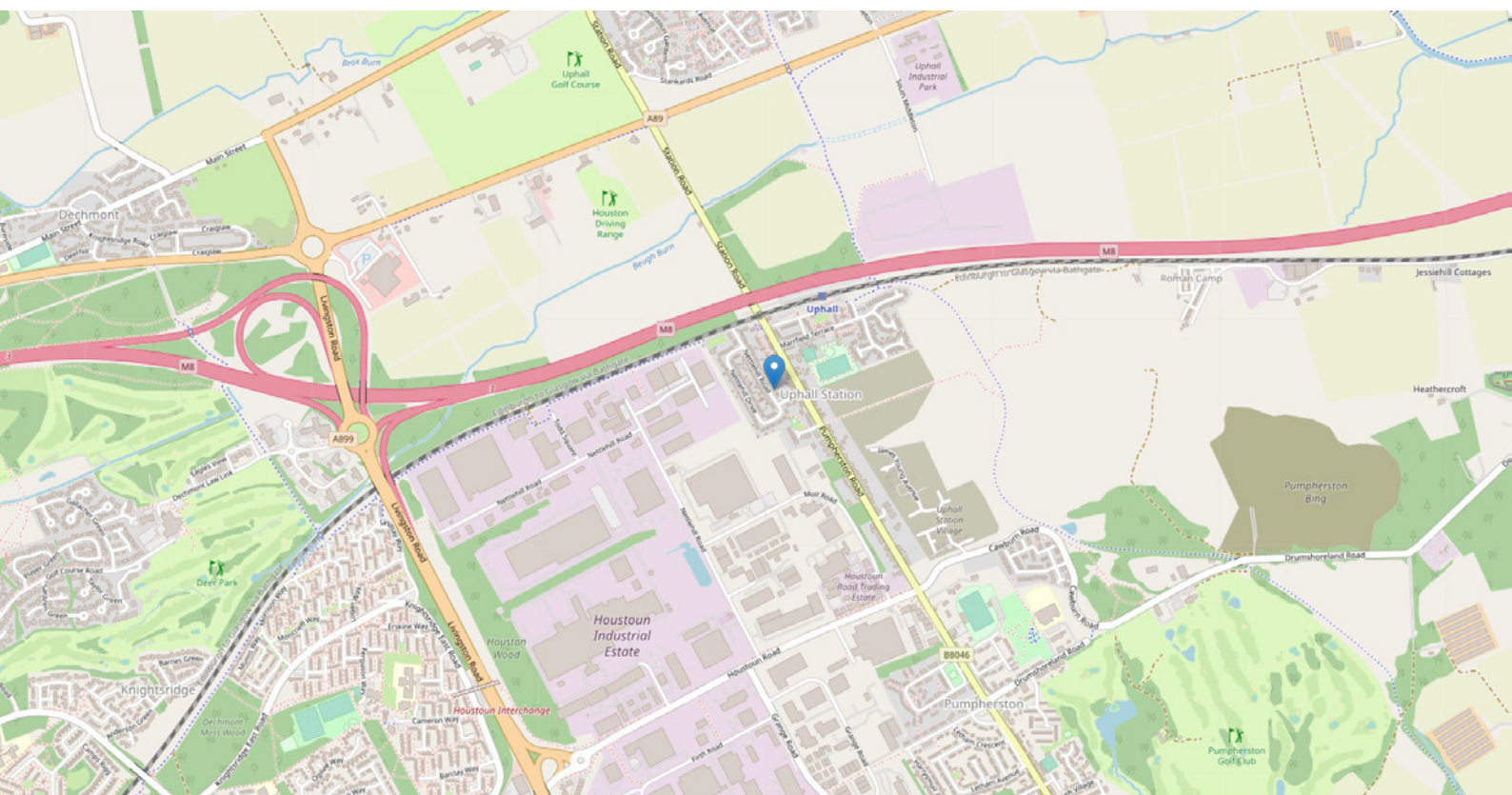


Approximate Dimensions (Taken from the widest point)

| | |
|---------------|-------------------------------|
| Living Room | 5.19m (17') x 3.57m (11'9") |
| Kitchen/Diner | 5.16m (16'11") x 2.50m (8'2") |
| WC | 1.67m (5'6") x 0.88m (2'11") |
| Bathroom | 2.11m (6'11") x 2.08m (6'10") |

| | |
|-----------|-------------------------------|
| Bedroom 1 | 4.51m (14'10") x 2.55m (8'4") |
| Bedroom 2 | 3.50m (11'6") x 2.93m (9'7") |
| Bedroom 3 | 3.34m (10'11") x 2.54m (8'4") |

Gross internal floor area (m²): 95m²
EPC Rating: C



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, country walks along the River Almond, 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.





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 at the Livingston Designer Outlet. 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.



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