

IC & ID ALEXANDER STREET

Uphall, West Lothian, EH52 5DB



McEwan Fraser Legal

Solicitors & Estate Agents

THE LOCATION

The popular village of Uphall is in West Lothian and renowned for its excellent location and proximity to the M8 and M9. The area provides good local shopping and other amenities whilst Livingston offers a more extensive range of retail facilities, including the Almondvale Shopping Centre and the McArthur Glen Designer Outlet Village.

Edinburgh and Glasgow are 13 and 32 miles away respectively and both cities offer a comprehensive range of shops, services and cultural opportunities.

For those who enjoy the outdoors, there are several local golf courses

including courses at Uphall, the popular Deer Park Course at Livingston and the Championship course at Dalmahoy.

There are plenty of opportunities for walking, cycling and horse riding around the popular Beecraigs Country Park, Almondell County Park and the Union Canal. Relax at the four=star Macdonald Houstoun House Hotel which offers spa treatments, a fully equipped gym and much more.

Schooling of good repute is also available for both primary and secondary education.



LOCATION IMAGES: UPHALL GOLF CLUB, HOUSTOUN HOUSE HOTEL

THE PROPERTY

McEwan Fraser is delighted to offer to the market this brand new and prestigious development of two stunning detached villas offering unique **CONTEMPORARY** and **SPACIOUS** design with quality finishes throughout and situated in the ever-popular village of Uphall.

As part of the design of this property, a strong emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout providing flexible accommodation to meet the requirements of modern family living.

In more detail, the accommodation comprises a welcoming hallway with a very handy storage cupboard. The hallway also gives access to all downstairs accommodation, which includes the immediately impressive formal and bright lounge, with ample space for a range of furniture configurations. This room is filled by ample natural light via a combination of

triple-glazed windows and patio doors which access rear garden grounds. Modern times dictate the requirement for more than one bathroom per household and this property is no exception, the lower level offers a very handy shower room which consists of a 2-piece suite and large shower cubicle.

At the heart of this family home is the real versatility provided by way of modern Kitchen/Diner which delivers the **WOW** factor for today's modern living. The kitchen itself boasts an array of stylish modern floor and wall units with matching worktops, and further benefits from an integrated oven, induction hob and extractor hood, making this the ideal kitchen for an aspiring chef. The adjoining dining area allows for a medium-sized table and chairs for dining. This dining area also links both the kitchen and lounge making this the ideal property for entertaining. This fabulous kitchen also comes complete with integrated fridge, freezer, dishwasher and washer/dryer.



*“...At the heart of this family home is the real versatility provided by way of modern Kitchen/Diner which delivers the **WOW** factor...”*



The upper level comprises of three, well-proportioned double bedrooms all with a Juliet balcony, with the master benefiting from the stunning en-suite shower room. The family bathroom comprises of a fresh white three-piece bathroom suite and completes the accommodation internally.

Externally the property mirrors the excellent condition inside with child secure rear large garden which is low maintenance and fully enclosed. To the side of the property, there is a mono-bloc driveway providing off-road parking for several vehicles.

The high specifications of this family home include triple-glazed windows throughout, gas central heating and for additional energy, performance is fitted with solar panels. Due to its mass appeal, this property is not expected to sit long on the market and early inspection is recommended.





THE DETAILS

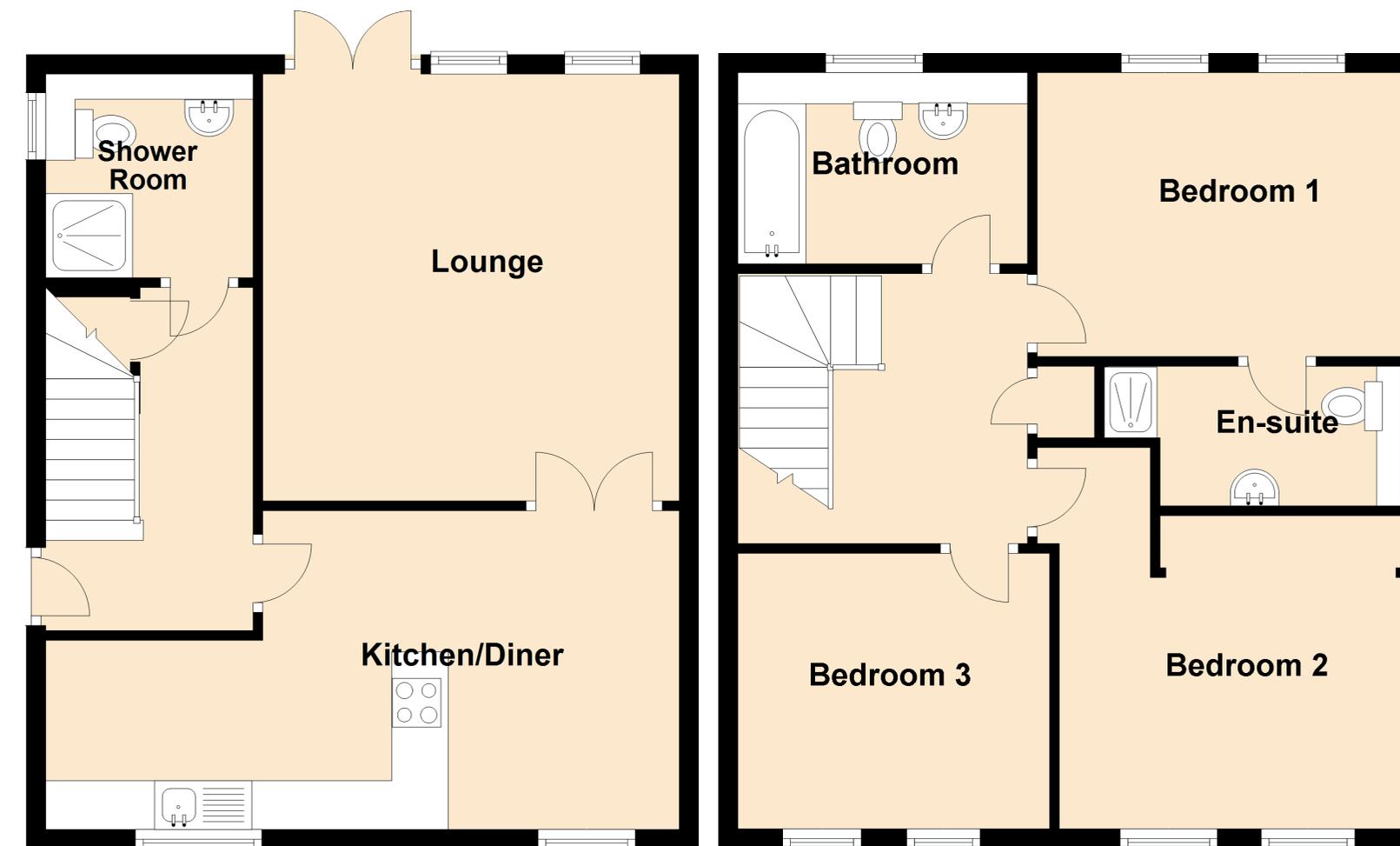
Approximate Dimensions
(Taken from the widest point)

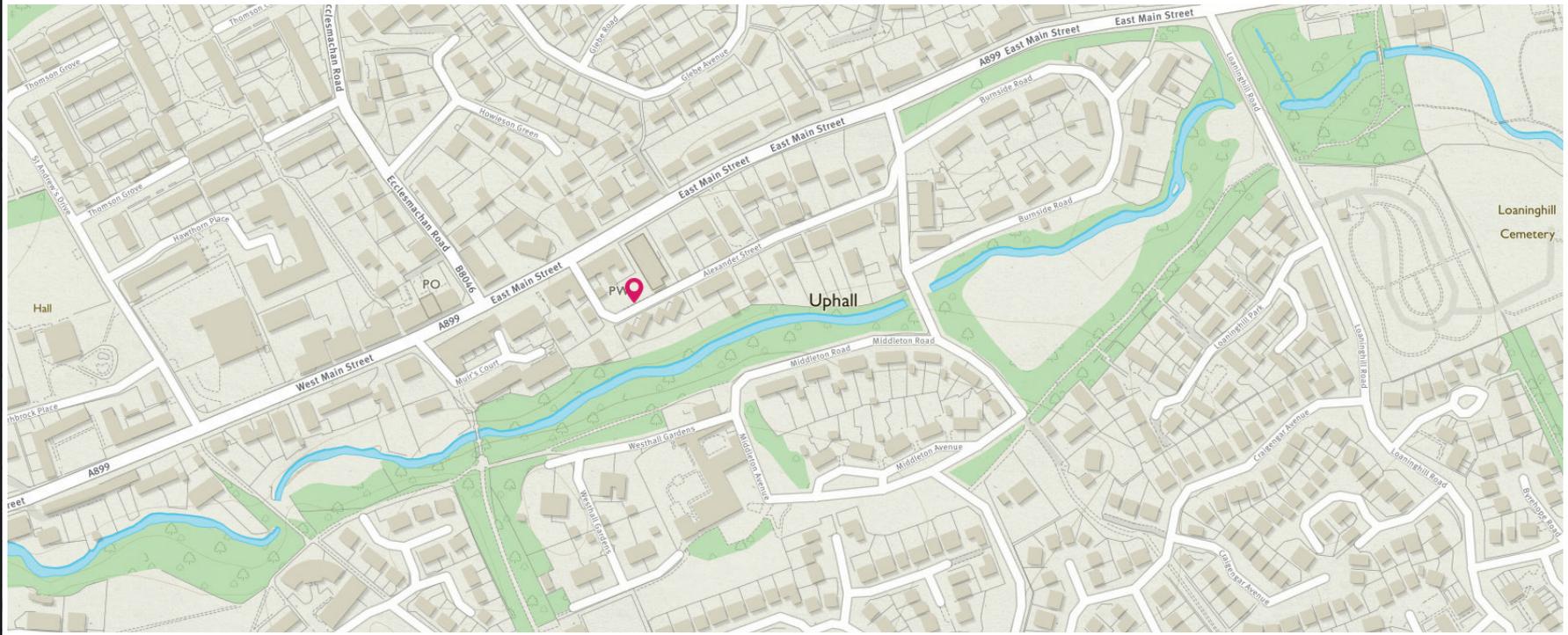
Ground Floor

Kitchen/Diner	6.51m (21'4") x 3.27m (10'9")
Lounge	4.38m (14'4") x 4.28m (14'1")
Shower Room	2.09m (6'10") x 1.96m (6'5")

First Floor

Bedroom 1	3.78m (12'5") x 2.91m (9'7")
En-suite	3.08m (10'1") x 1.43m (4'8")
Bedroom 2	3.91m (12'10") x 3.39m (11'1")
Bedroom 3	3.03m (9'11") x 2.80m (9'2")
Bathroom	2.59m (8'6") x 1.96m (6'5")





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
ALAN DONALDSON
Surveyor



Professional photography
ROSS MCBRIDE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer