



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**113 South Middleton**

UPHALL, WEST LOTHIAN, EH52 5GA





The popular village of Uphall is a small Fairtrade village in West Lothian, 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 thirteen and thirty-two 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 and the Almondell County Park and the Union canal. Relax at the five Star Macdonald Houstoun House Hotel which offers spa treatments, a fully equipped gym and much more. There are also good primary and secondary schools in the area.





McEwan Fraser is delighted to present this imposing five bedroom detached villa to the market. The property occupies a prime position in a mature residential development that is particularly sought after by families. 113 South Middleton is one of the larger houses in the development and comprises 5 double bedrooms, 2 public rooms, 2 bathrooms, large dining kitchen, utility room and a double integrated garage. The property is offered in fantastic condition and offers a wealth of flexible space to suit the dynamics of modern family life. A must on your viewing list.

You enter the property through a wide welcoming hallway which includes integrated storage and plenty of space for coats and shoes. The entrance hall includes a ground floor WC and provides access to the principal ground floor apartments. The main lounge is to your left and a particularly generous room. With a bay window and a fireplace as natural focal points, there is ample floor space for a range of different furniture configurations to suit individual taste and requirements. A second public room sits immediately behind the lounge. Currently used as a family room but equally at home as a more formal dining room that could comfortably accommodate an eight-seat dining table. The dining kitchen is a particularly generous room which runs almost the full width of the property. With real potential to become the true heart of the home, this wonderful space includes a generous dining area and a fully equipped modern kitchen. There are ample prep and storage space alongside a host of integrated appliances. The kitchen also includes patio doors opening onto the rear garden and well-fitted utility room.









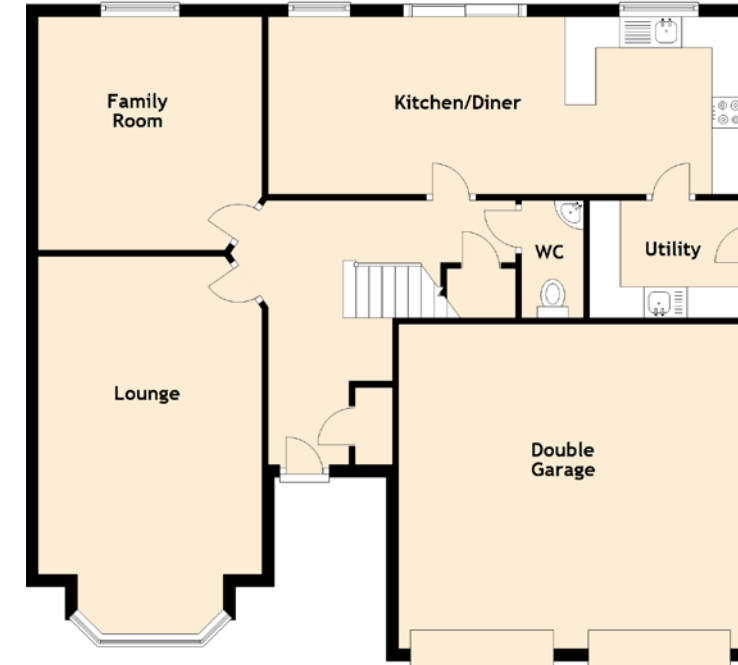
The accommodation upstairs is admirably suited to a large family. The first-floor landing gives access to 5 double bedrooms, master bathroom and a large loft for additional storage. The master bedroom is a particularly generous room which includes an integrated wardrobe and enough floor space for plenty of additional free standing furniture. The master bedroom also includes enjoys access to an en-suite shower room which is fully

tilled. The second bedroom, immediately behind the master, also includes integrated wardrobes. Internal accommodation is completed by the family bathroom which boasts contemporary tiling and a three-piece white suite and a separate shower.

For extra warmth and comfort, the property comes with gas central heating and double glazing.







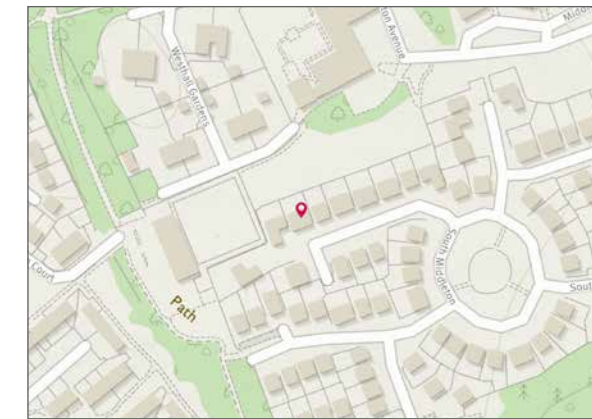
Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	7.68m (25'2") x 2.87m (9'5")
Lounge	5.68m (18'8") x 3.62m (11'11")
Family Room	3.71m (12'2") x 3.62m (11'11")
Utility	2.48m (8'2") x 1.90m (6'3")
WC	1.90m (6'3") x 1.00m (3'3")
Double Garage	5.57m (18'3") x 5.25m (17'3")
Bedroom 1	5.23m (17'2") x 3.62m (11'11")

En-suite	2.71m (8'11") x 2.02m (6'8")
Bedroom 2	5.14m (16'10") x 2.70m (8'10")
Bedroom 3	3.72m (12'2") x 2.87m (9'5")
Bedroom 4	3.67m (12') x 2.58m (8'6")
Bedroom 5	2.82m (9'3") x 2.73m (8'11")
Bathroom	2.62m (8'7") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 163m<sup>2</sup>

EPC Rating: C







Externally, the property enjoys a double driveway and small lawn to the front. The double drive gives access to a large double integrated garage offering phenomenal additional storage space. To the rear, there is a generous garden with patio, lawn and decked area. The rear garden enjoys an open aspect meaning the rear garden isn't overlooked from the rear.

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