





THE LOCATION

Uphall is a small Fairtrade village in West Lothian, renowned for its excellent location and close proximity to the M8. There is a railway station at Uphall Station with commuter services to both Edinburgh and Glasgow. The area provides good local shopping and other amenities whilst nearby 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 and 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 five Star MacDonald Houston House Hotel which offers spa treatments, a fully equipped gym and much more.

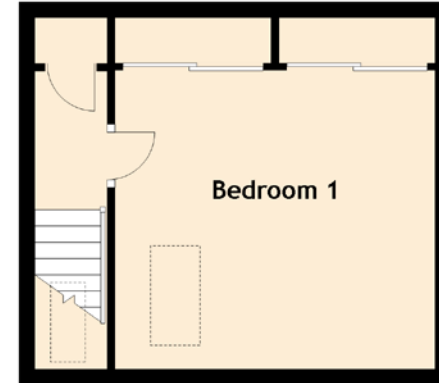
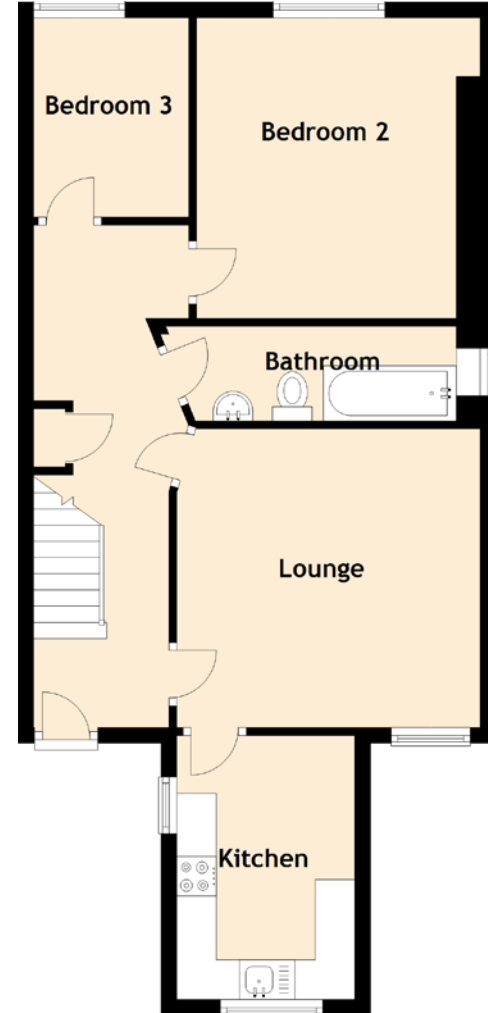
Good schooling at primary and secondary level is at hand with Uphall Primary School being particularly close by.

THE PROPERTY

McEwan Fraser is delighted to present this superb double upper flat to the market. The property sits on a quiet residential street in popular Uphall and boasts plenty of period character. Presented in good order throughout, the property boasts three bedrooms, private garden and communal drying green, off-street parking, well-appointed kitchen, good sized lounge, gas central heating and double glazing. Internal viewing is highly recommended.

Internal accommodation is focused towards a generous reception room which is naturally bright, neutrally decorated and finished with quality laminate flooring. The adjacent kitchen offers ample prep and storage space with a complete range of base and wall-mounted units. The kitchen includes an integrated hob, oven and cooker hood while space is provided for further free standing appliances. The lounge opens into a central hallway which gives access to two bedrooms and the bathroom. The first of these bedrooms is a large double bedroom with high ceiling, period detailing and plenty of space for a range of free-standing furniture. The other bedroom is a good-sized single which could also serve as a fantastic home office. The modern bathroom enjoys plenty of natural light and a three-piece white suite with shower over bath. The accommodation is completed by a further large double bedroom upstairs. Another well-proportioned room with ample floor space, this bedroom also benefits from large integrated wardrobes.





Approximate Dimensions
(Taken from the widest point)

Lounge	3.83m (12'7") x 3.78m (12'5")
Kitchen	3.34m (10'11") x 2.25m (7'5")
Bedroom 1	4.04m (13'3") x 3.77m (12'4")
Bedroom 2	3.80m (12'6") x 3.28m (10'9")
Bedroom 3	2.52m (8'3") x 1.96m (6'5")
Bathroom	3.85m (12'8") x 1.20m (3'11")

Gross internal floor area (m²): 76m²
EPC Rating: D

Extras (Included in the sale): Furniture and fittings may be available through separate negotiation.



Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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