



  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents  
 0131 524 9797

**10 Dargai Place**  
 UPHALL, WEST LOTHIAN, EH52 6TG



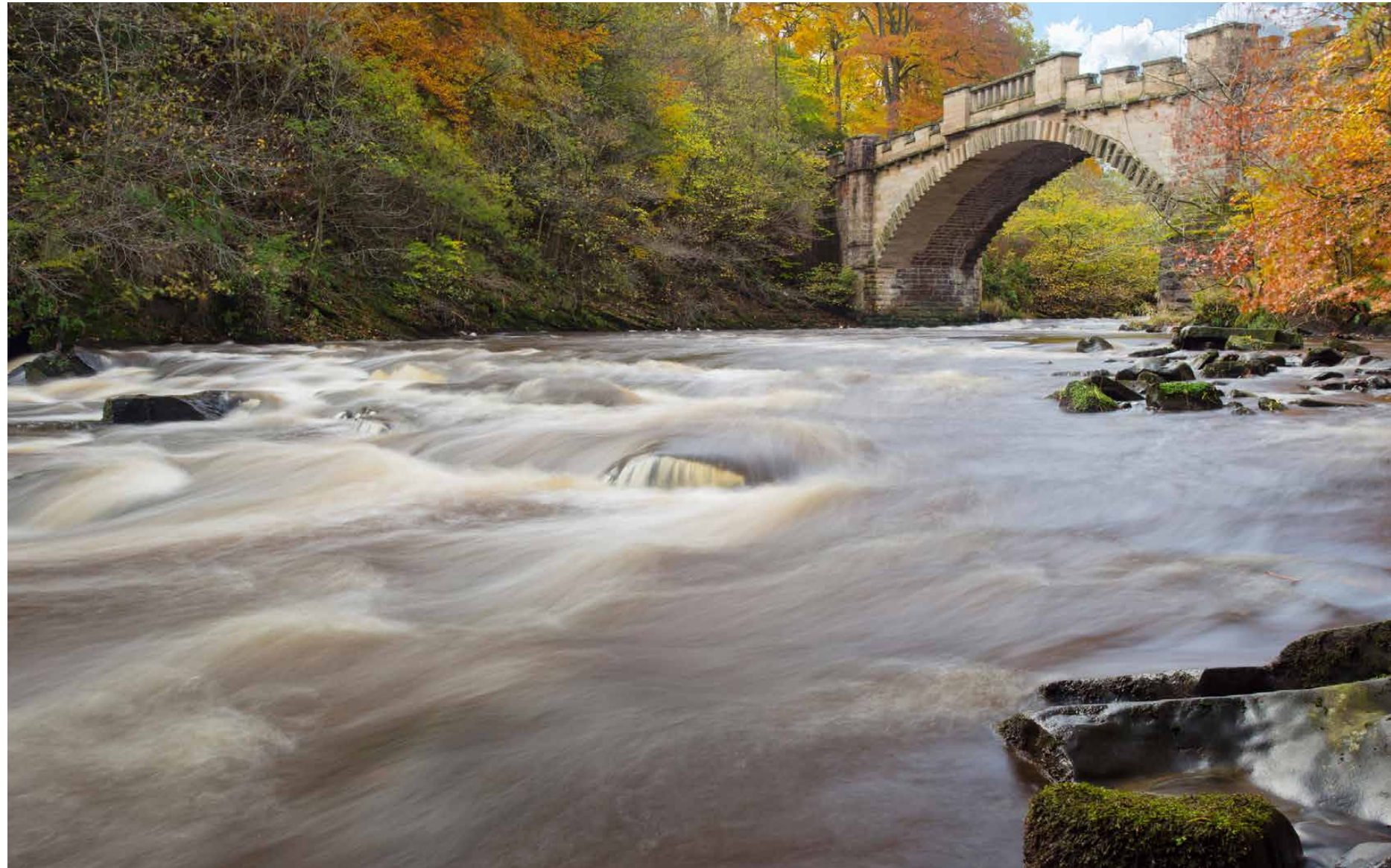
# THE LOCATION

The popular village of Uphall is a small Fairtrade village in West Lothian, renowned for its excellent location and close proximity to the M8 and M9.

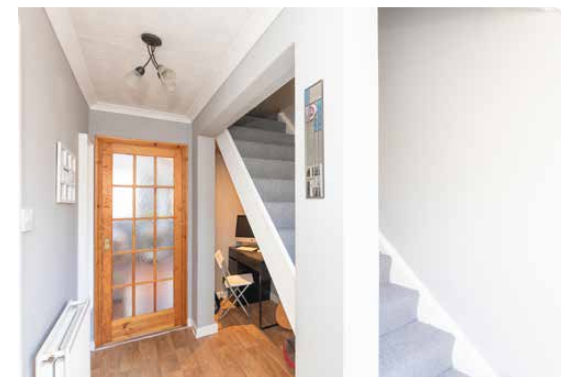
Broxburn and Uphall are commuter towns to Glasgow, Edinburgh, Stirling and onwards. There are railway stations at Uphall, Edinburgh Park, Linlithgow, Livingston and Bathgate with commuter services to both Edinburgh and Glasgow. The area provides good local shopping and other amenities whilst Livingston 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, 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.

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







# 10 DARGAI PLACE

McEwan Fraser Legal is delighted to present this eye catching three bedroom mid terraced house to the market. The property occupies a prime position in a sought after residential area in Uphall. The property is presented to the market in excellent internal order and benefits from gas central heating and double glazing. The location and condition make this a superb prospect as a starter home for a couple or young family and internal viewing is highly recommended.

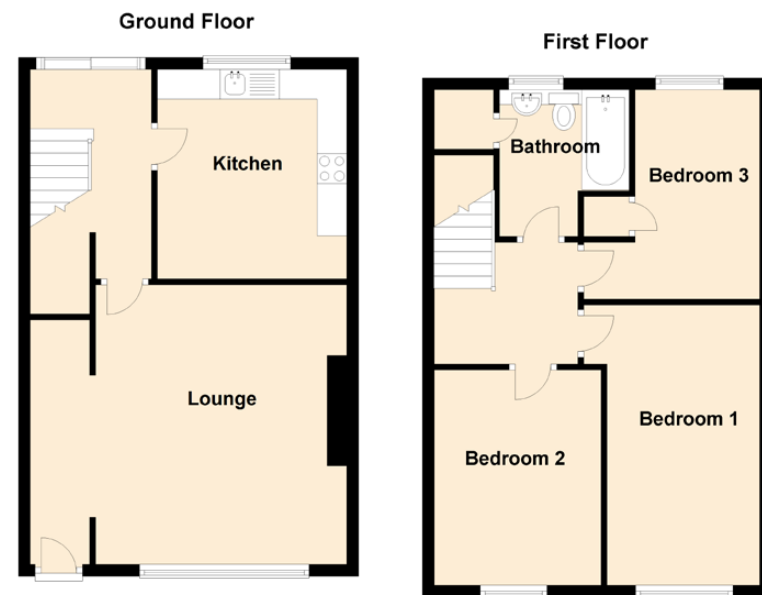
Internally, the accommodation is focused towards a spacious lounge which enjoys contemporary decor, laminate flooring and ample natural light from a large picture window. A modern kitchen breakfast room sits immediately behind the lounge. Comprising a good range of base and wall mounted units, there is plenty of prep and storage space for the aspiring chef. Hob and oven are integrated while space is provided for freestanding washing machine, dishwasher and fridge freezer. Climbing the stairs, the first floor landing gives access to the three well proportioned double bedroom and a modern family bathroom. The main bedroom is an ample double with plenty of space for a large style frame bed and plenty of supporting furniture. The second and third bedroom are also both good doubles. The family bathroom has been finished to a high standard and includes a three piece white suite and shower over bath.

Externally, the property enjoys private front and rear gardens. The front garden is laid to lawn and the rear garden includes a low maintenance patio for entertaining. There is also ample free on street parking in the immediate area.





# THE DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 4.23m (13'11")
Kitchen	3.52m (11'7") x 3.19m (10'6")
Bedroom 1	4.71m (15'5") x 3.05m (10')
Bedroom 2	3.83m (12'7") x 2.68m (8'10")
Bedroom 3	3.52m (11'7") x 2.28m (7'6")
Bathroom	2.58m (8'6") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup>

EPC Rating: D

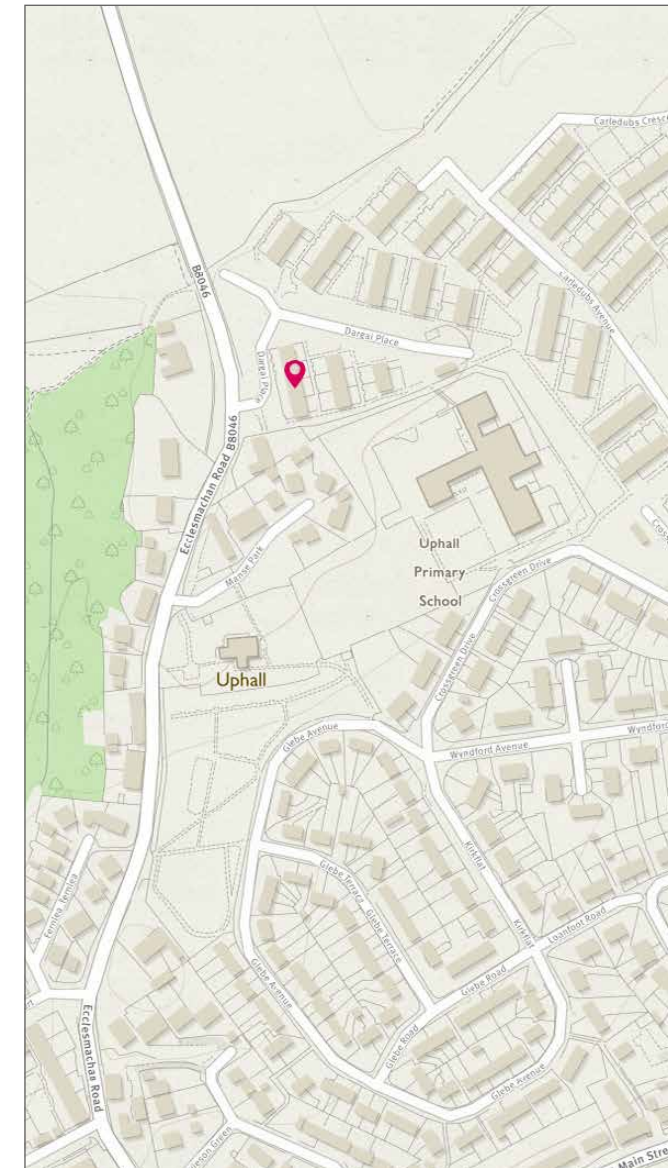


Image credit: <https://www.online-survey.co.uk/omaps/>





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