



10 Rosemount Drive

Uphall, Broxburn, EH52 6DE

Offers over £260,000



We are delighted to present to the market the opportunity to purchase a seldom available property in a tranquil residential setting in Uphall. Nestled in Rosemount Drive, this extended detached bungalow offers a wonderful home for buyers at varying stage of their property journey and is conveniently offered with no onward chain, allowing for a smooth and efficient purchasing process. The location is perfect for making the most of the amenities available locally whilst retaining a degree of privacy given the scenic surroundings. The larger towns of Broxburn and Livingston are found within short driving distance, with an M8 connection at Livingston and a train station available in nearby Uphall Station to offer handy travel options throughout the central belt.



Description

The property itself boasts an extended layout and offers flexibility for a variety of buyer requirements. Comprising over 900 sqft of comfortable accommodation, the property would make an ideal choice to those downsizing to benefit from 1 level living, with 2 well-proportioned bedrooms complimented by 3 reception rooms that provide versatility for both relaxation and entertaining. The larger rear bedroom includes fitted wardrobes, with additional storage potential available from the hallway and a pantry in the kitchen. The sun-room at the rear offers a relaxing space to overlook the garden, whilst a separate living room to the front provides space for entertaining friends and family. A dining room is the heart of the home and equally adept for daily meals or hosting dinner parties. The fitted kitchen is equipped with a range of wall and base storage cabinets with appliances included as a part of the sale, whilst a breakfast bar is ideal for a morning coffee. The expanded bathroom features a 4 piece suite, comprising a corner bath and separate shower cubicle whilst a vanity sink unit offers good storage space. Externally there is excellent off-street parking to the front, with a large monoblock driveway perfect for hosting a handful of cars alongside an integral garage for additional parking and storage. The enclosed rear garden is a peaceful retreat to enjoy the best of the afternoon sunshine, with slabbed patio, lawn and garden sheds to keep keen gardeners busy.

Location

Uphall is a self contained community in close proximity to Bathgate and Edinburgh and a wide range of shopping, sports and leisure facilities in Livingston. Uphall and neighbouring Broxburn offer good shopping facilities including a library, sports centre and a choice of golf courses. There is a range of schooling available within the area for all ages. The village is ideally placed for the commuter, with the local railway station and bus service offering fast links to Bathgate and Edinburgh, whilst the M8 & M9 motorways make for easy travel to the greater part of Central Scotland.

Living Room 16'10" x 11'10" (5.15m x 3.61m)

Dining Room 11'10" x 8'10" (3.61m x 2.70m)

Kitchen / Breakfast Room 13'10" x 13'2" (4.23m x 4.03m)

Garden Room 13'5" x 10'5" (4.10m x 3.19m)

Bedroom 1 11'9" x 10'5" (3.60m x 3.20m)

Bedroom 2 10'1" x 7'10" (3.08m x 2.41m)

Bathroom 9'4" x 8'7" (2.87m x 2.62m)

Garage 13'10" x 8'7" (4.23m x 2.62m)

Extras

All blinds, curtains, light fittings, floor coverings and white goods. Any other items by separate negotiation.

Key Info

Home Report Valuation: £260,000

Total Floor Area: 86m2 (925 ft2)

Parking: Driveway & Garage

Heating System: Gas

Council Tax: D - £1937.35 per year

EPC: D

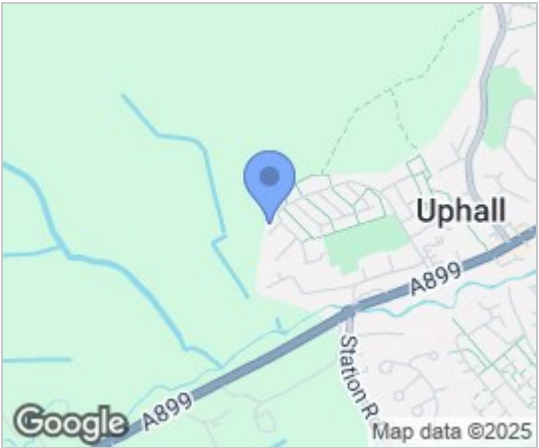
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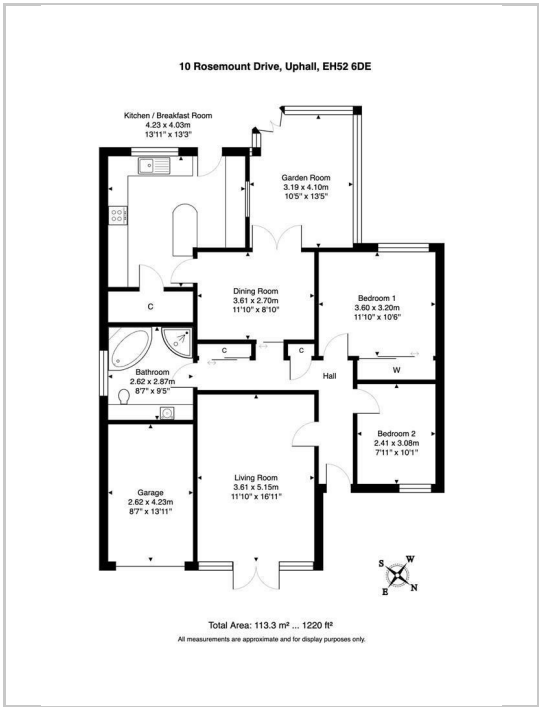
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Area Map



Floor Plans



Energy Efficiency Graph

