



1  
St Andrews  
Drive

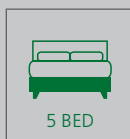
Uphall  
Broxburn  
West Lothian  
EH52 6BX

## Beautifully presented detached family home

Offering flexible family accommodation



Scan Here!



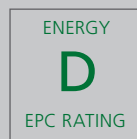
5 BED



3 BATH



GARAGE



Uphall Golf Course



Oatridge Golf Course



## Uphall, Broxburn, West Lothian

### The Area

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 travel northwards, there are railway stations at Uphall, Edinburgh Park, Linlithgow, Livingston and Bathgate with commuter services to both Edinburgh and Glasgow. Linlithgow and Uphall provide 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.

There is a good selection of public houses, including the Volunteer Arms, the Oatridge Hotel and the Macdonald Houston House Hotel. 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 and riding around the popular Beecraigs Country Park and the Almondvale county park which are both easily accessible from Uphall. Schooling of good repute is available for both primary and secondary education. After a busy day at the office, relax at the Macdonald Houston House Hotel which offers spa treatments, a fully equipped gym and much more!

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## St Andrews Drive



A beautifully presented family home, which offers great flexibility





The central 'hub' of this home is the magnificent lounge dining room



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# I St Andrews Drive

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Viewing is highly recommended to appreciate this impressive property.

This is a beautifully presented family home which offers great flexibility to be a fun and functional place to live and will be enjoyed by all family and friends offering generous accommodation throughout.

Stepping inside the bright entrance hall you can't help but be wowed at the space this family home has to offer. The sizeable ground floor is home to a variety of rooms an active family would delight in.

The central 'hub' of this home is the magnificent lounge dining room. As you would imagine this room is a fantastic area to entertain family and friends and on a cold winter night there is the added bonus of a living flame gas fire with natural wood fireplace. Leading on from the lounge dining room through french doors you will discover the south facing conservatory overlooking the rear garden which is the perfect place to chill out and unwind after a hard day's work.

Situated just off the lounge dining area you will discover the spacious kitchen offering a modern feel with side and front windows allowing an abundance of natural light to flood the room. A side access door allows you to explore all areas surrounding the property. The kitchen comes complete with integrated fridge, freezer, oven, ceramic hob and cooker hood. The kitchen can also be accessed from the hallway.

You will also discover a very handy shower room with "Karndean" flooring and white suite. There are two bedrooms with the front bedroom benefiting from Hammond triple fitted wardrobes. The current owners utilise the rear bedroom as a study, however this could be a play room, family room or simply an additional bedroom. The utility room is a bright and airy room with wall and floor mounted units and ample space for free standing appliances.

Journey up the carpeted staircase to the upper landing where you'll discover five further bedrooms with three of the bedrooms benefiting from built in wardrobes. Again the flexibility this family home has to offer is endless, several bedrooms could be utilised to the new owners requirements. One of the bedrooms benefits from a shower room - perfect for guests staying overnight. This floor is also home to the 3 piece family bathroom which is partially tiled and comes complete with hand held shower.

The property further benefits from a well thought out extension with private front and rear doors and can be accessed from the utility room. On entering the extension the first impression is 'WOW!' This area could play a huge part of the new owner's lifestyle and with some imagination could offer the perfect accommodation for visiting friends and family. This area could also offer the perfect accommodation for a family member looking for their own privacy and independence but, more importantly, having the reassurance of family being close by. The double garage can also be accessed from this area.

The double garage with electric door is accessed via the driveway however there is an additional driveway located to the front of the property with ample on street parking for family and friends.

Internally the property benefits from gas central heating, double glazing throughout and retractable insect screens are fitted to both kitchen and conservatory doors. There is ample storage within the accommodation with additional storage in the eaves and partially floored attic.

Externally the property has a private south facing rear garden with patio area to the side-ideal for the summer BBQ! The rear and side gardens offer a safe environment for the younger family members or the family pet. There are front private gardens which have been landscaped for easy maintenance. The property also benefits from outside tap, electric sockets and security lighting.



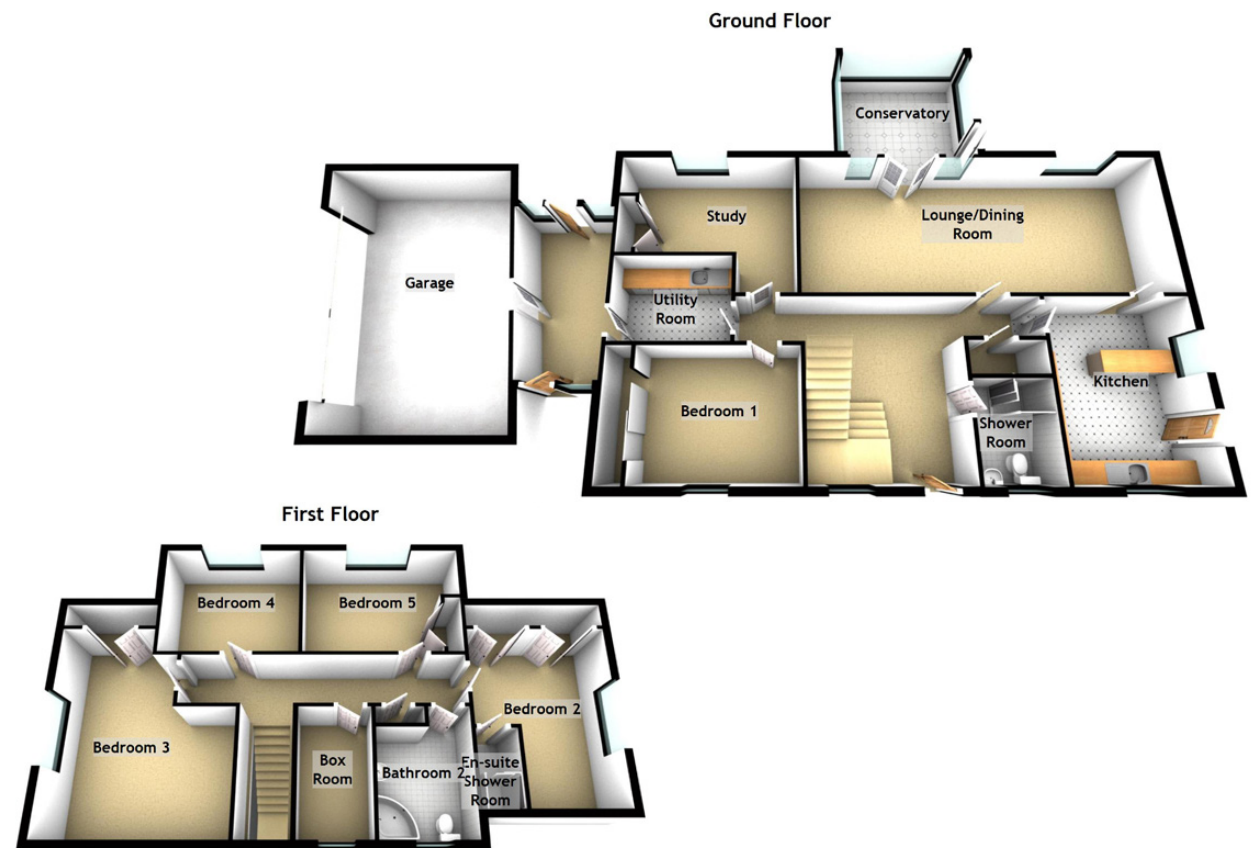
## Spacious kitchen offering a modern feel





Again the flexibility this family home has to offer is endless, several bedrooms could be utilised to the new owners requirements





Approximate Dimensions  
(Taken from the widest point)

Lounge/Dining Room	9.11m (29'11") x 3.63m (11'11")
Kitchen	4.22m (13'10") x 3.40m (11'2")
Utility Room	2.96m (9'9") x 2.10m (6'11")
Study	4.42m (14'6") x 3.63m (11'11")
Conservatory	3.35m (11') x 3.16m (10'4")
Bedroom 1	3.78m (12'5") x 3.04m (10')
Bedroom 2	3.78m (12'5") x 3.41m (11'2")
En-suite Shower Room	1.60m (5'3") x 0.79m (2'7")
Bedroom 3	4.44m (14'7") x 3.79m (12'5")
Bedroom 4	3.50m (11'6") x 2.90m (9'6")

Bedroom 5	4.02m (13'2") x 2.99m (9'10")
Box Room	3.10m (10'2") x 1.18m (3'10")
Shower Room	2.30m (7'7") x 1.80m (5'11")
Bathroom	3.10m (10'2") x 2.25m (7'5")
Garage	6.51m (21'4") x 4.43m (14'6")

Extras  
(Included in the sale)

All fitted floor fittings, window blinds, washing machine, free standing fridge and freezer, all integrated kitchen appliances and garden shed.





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