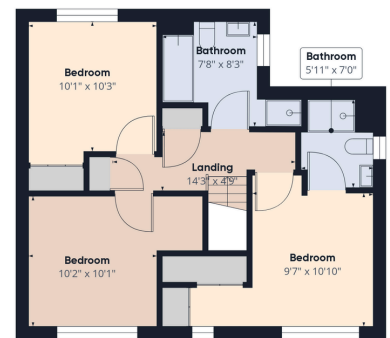


Floor 0



Floor 1

Approximate total area<sup>®</sup>

1158.09 ft<sup>2</sup>

Reduced headroom

2.69 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## DESCRIPTION

Welcome to your dream home! This stunning three-bedroom detached property, offers modern living at its finest. With an array of thoughtful upgrades, the property boasts a spacious and open-plan kitchen-diner, perfect for entertaining and family gatherings. Each of the three generously sized bedrooms provides ample space and comfort, ensuring a restful retreat for everyone in the household.

The home's exterior is equally impressive, featuring a beautifully landscaped rear garden that serves as a serene oasis for relaxation and outdoor activities. The property also includes a convenient garage, offering additional storage and secure parking. Situated in a desirable location, this home combines contemporary design with the practical amenities required for a comfortable lifestyle. Don't miss the opportunity to make this exceptional property your own!

Enviably plot on quiet lane with few neighbouring houses, internal viewing is highly recommended call now to arrange : 01506 414568

The property comprises of :

- Welcoming Hallway
- Bright and spacious front facing lounge
- WC handily placed on the ground floor with storage cupboard
- Open plan kitchen/dining with doors to landscaped garden
- Primary bedroom with ensuite shower room and dressing area
- Second bedroom with fitted wardrobes
- Third double bedroom
- Stylish family bathroom with separate shower cubicle
- Driveway to front to accommodate multiple cars
- Landscaped garden to rear
- Access to garage both front and rear
- Solar Panels
- 5 Minute walk to Uphall train station with services to Edinburgh park (8 minutes), Haymarket (12 minutes), Glasgow (1 hour)
- Community Hub located on development for residents
- Energy efficiency category B

Upgrades

- Kitchen integrated Smeg appliances
- Amtico Flooring
- Hive heating system

Extras

- Blinds and pelmets
- All appliances



## LOCATION

Uphall Station offers a good range of local shops and facilities, and is located close to the town of Livingston, where there are more shopping opportunities provided by a wealth of shops, housed in The Centre and Livingston Designer Outlet Centre. Uphall Station is also well placed for the commuter with road links accessing the motorway network to Edinburgh and Glasgow both of which offer International Airports. There is an excellent bus service and a train station within walking distance. Nearby Livingston has excellent primary school and secondary school, as well as West Lothian College.

