



18 Carledubs Avenue, Uphall

Offers Over £135,000





## 18 Carledubs Avenue

Uphall, Broxburn

Introducing a splendid 3-bedroom mid-terrace property located in the desirable area of Uphall. This spacious residence offers a delightful blend of comfort and style, making it an ideal choice for discerning first-time buyers or growing families.

Upon entering, one is immediately greeted by the generous proportions that define this home. The lounge, thoughtfully designed for both relaxation and entertaining, boasts ample space for a dining area. The modern kitchen is a culinary enthusiast's delight, featuring sleek matt grey cabinetry and oak effect worktops. The L-shaped layout provides an efficient and aesthetically pleasing space, with room for an American-style fridge freezer or a dining table. Additional convenience is ensured by the availability of substantial space for freestanding white goods.

The ground floor seamlessly transitions to the outdoors through patio doors in the hallway, leading to the rear garden. This outdoor haven is paved, offering an inviting space for garden furniture or storage while being enclosed by fencing, ensuring privacy and security.

Upstairs, the property hosts three neutral-toned double bedrooms, providing ample space for personalization. The family bathroom exudes a sense of luxury with its combination of a bath and cubicle shower, presenting a white and sleek design.

The front garden, with its expansive grass lawn and pathway leading to the front door, enhances the property's curb appeal. This residence is presented in walk-in condition, exemplifying a harmonious blend of modern aesthetics and functional living spaces.



Lounge  
15' 4" x 13' 11" (4.68m x 4.25m)

Kitchen  
11' 5" x 10' 5" (3.48m x 3.18m)

Bedroom One  
15' 5" x 9' 10" (4.70m x 3.00m)

Bedroom Two  
12' 6" x 8' 9" (3.81m x 2.67m)

Bathroom  
9' 9" x 8' 3" (2.96m x 2.51m)

Bedroom Three  
11' 3" x 9' 10" (3.43m x 3.00m)

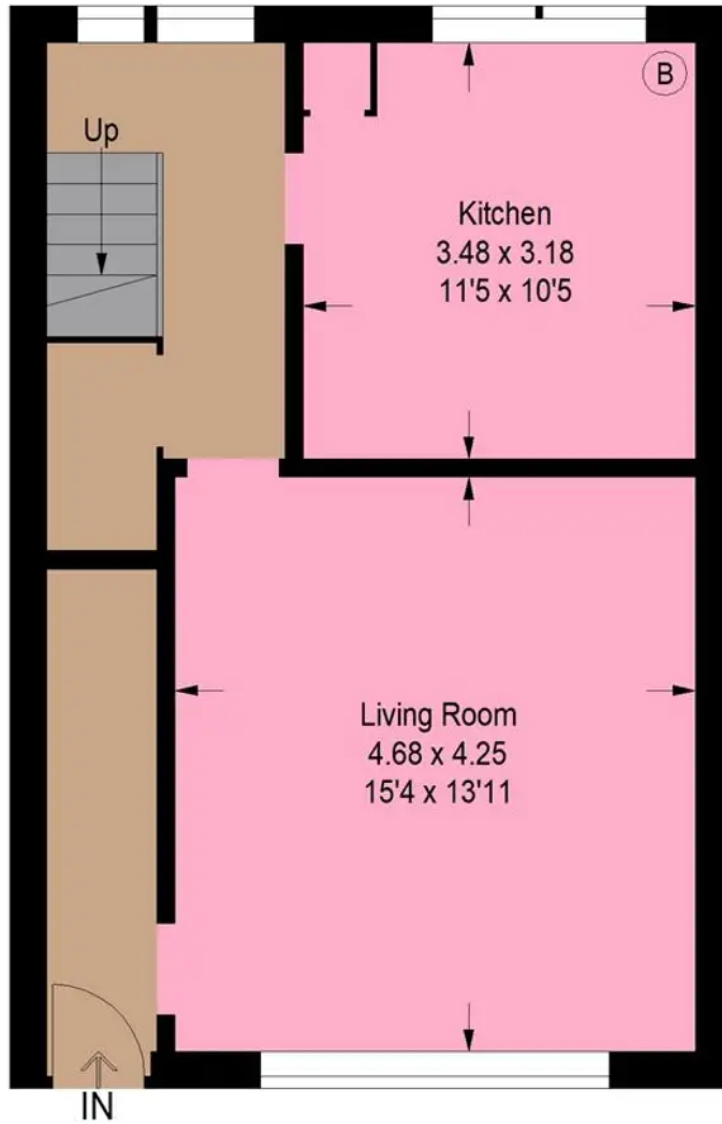




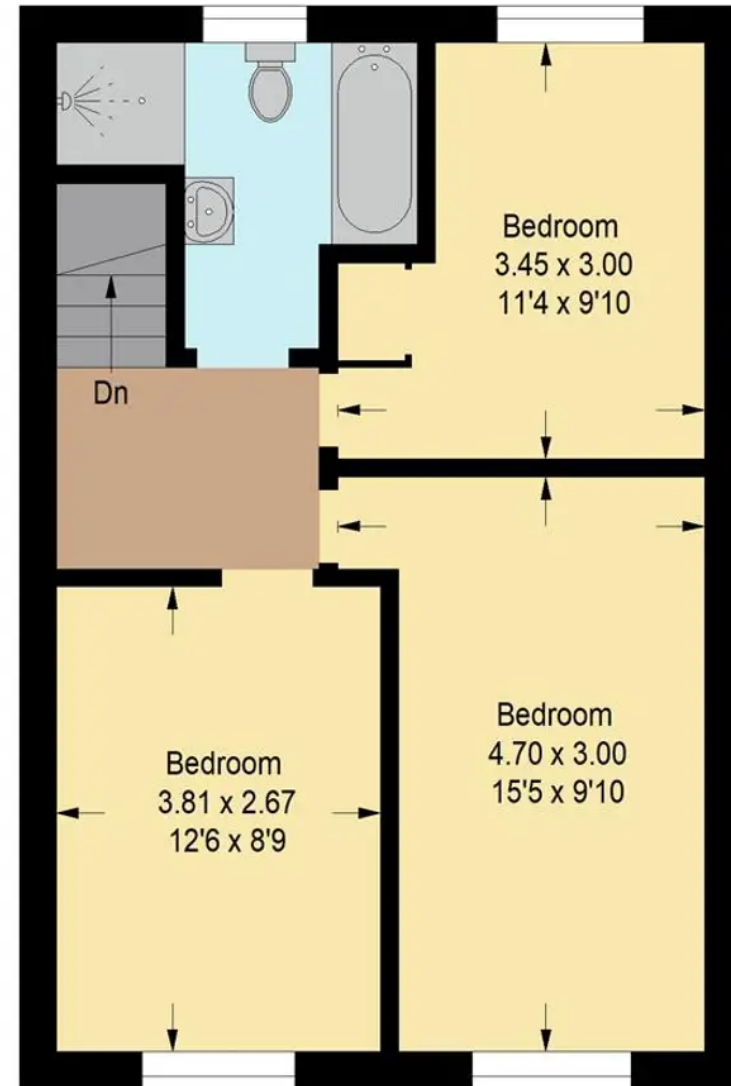




Approximate Gross Internal Area = 87.6 sq m / 943 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1042591 / Ref:87017)





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