



16 Snibble Gardens, Uphall Station

Livingston



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Step into this stunning two-bedroom flat, nestled in an exclusive modern development in Uphall, built in 2022. Immaculately presented and designed with style and comfort in mind, this property is the epitome of contemporary living. With a spacious layout, luxurious décor, and the added convenience of allocated parking, this home is a true gem.

Upon entering, the welcoming hallway immediately sets the tone for this impressive property. Fresh neutral décor and plush carpets flow seamlessly throughout, creating an immaculate and inviting ambiance that carries through every room.

At the heart of the home lies the breath-taking open-plan dining and lounge area. This expansive space is a true highlight, filled with natural light streaming through the elegant French doors. Currently accommodating both a double sofa and a single couch, the lounge offers a serene and cosy retreat with ample room to unwind. The adjoining dining area, large enough to host a party of six, is ideal for entertaining in style, whether for intimate dinners or lively gatherings. This space is a testament to the property's outstanding layout, effortlessly combining comfort and sophistication.

The kitchen is a statement in modern design, boasting sleek white units that contrast beautifully with dark worktops. Not only is it stylish, but it is also highly practical, with integrated appliances including a fridge, freezer, oven, hob, and dishwasher. With generous storage and plenty of workspace, this kitchen is perfect for everything from quick breakfasts to preparing elaborate family meals.



Both bedrooms in this property are generously proportioned, offering space and versatility rarely found. The principal bedroom is an indulgent retreat, easily accommodating a large double bed with room to spare for additional freestanding furniture. The fitted mirrored wardrobes add a touch of luxury while maximizing the sense of space and practicality. The second bedroom is equally impressive, offering versatility as a well-sized double room, home office, or dressing room. The mirrored wardrobes in this room enhance its spacious and airy feel, making it a standout feature.

Completing this stylish gem is the partially tiled family bathroom, a generously sized space exuding a spa-like ambiance. It features the luxury of a spacious bath and a separate walk-in shower, perfectly balancing relaxation and practicality to offer the best of both worlds.

Positioned in a prime central location in Uphall, the flat is less than a 10-minute walk to the train station and within easy driving distance of local amenities, including a Tesco Express.

Lovingly maintained to an immaculate standard, this home offers a fresh, move-in-ready appeal. The neutral palette throughout creates a timeless canvas that will suit any style, while the pristine finishes reflect the care and attention that has been invested in maintaining this beautiful space. From its spacious layout to its pristine condition and generously sized bedrooms, this walk-in-ready home is an exceptional opportunity. Perfect for first-time buyers, small families, or investors, it combines modern living with timeless elegance.

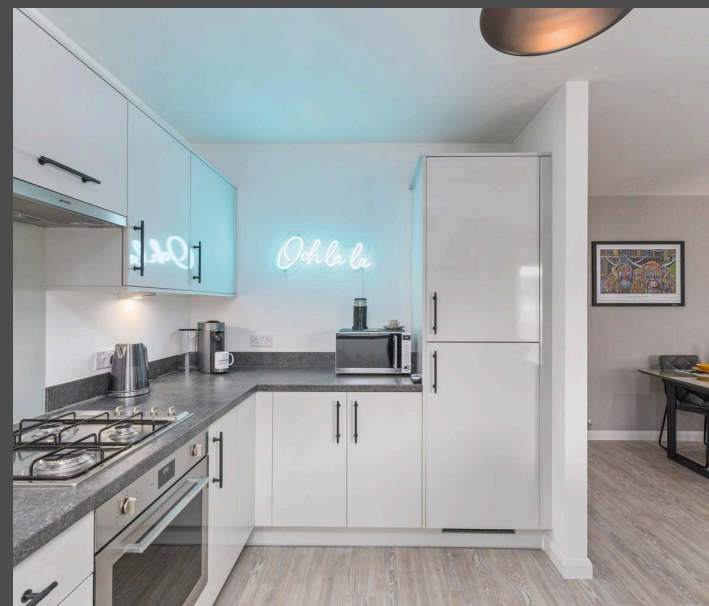
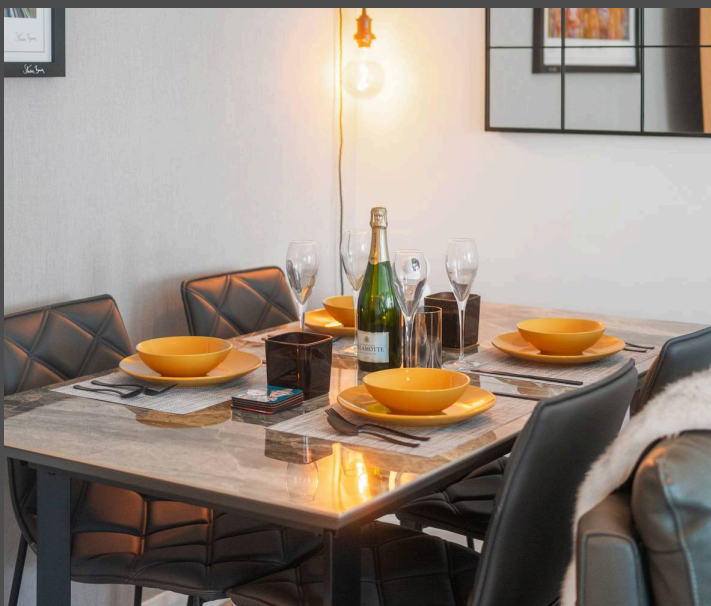
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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Approximate Gross Internal Area = 69.0 sq m / 743 sq ft

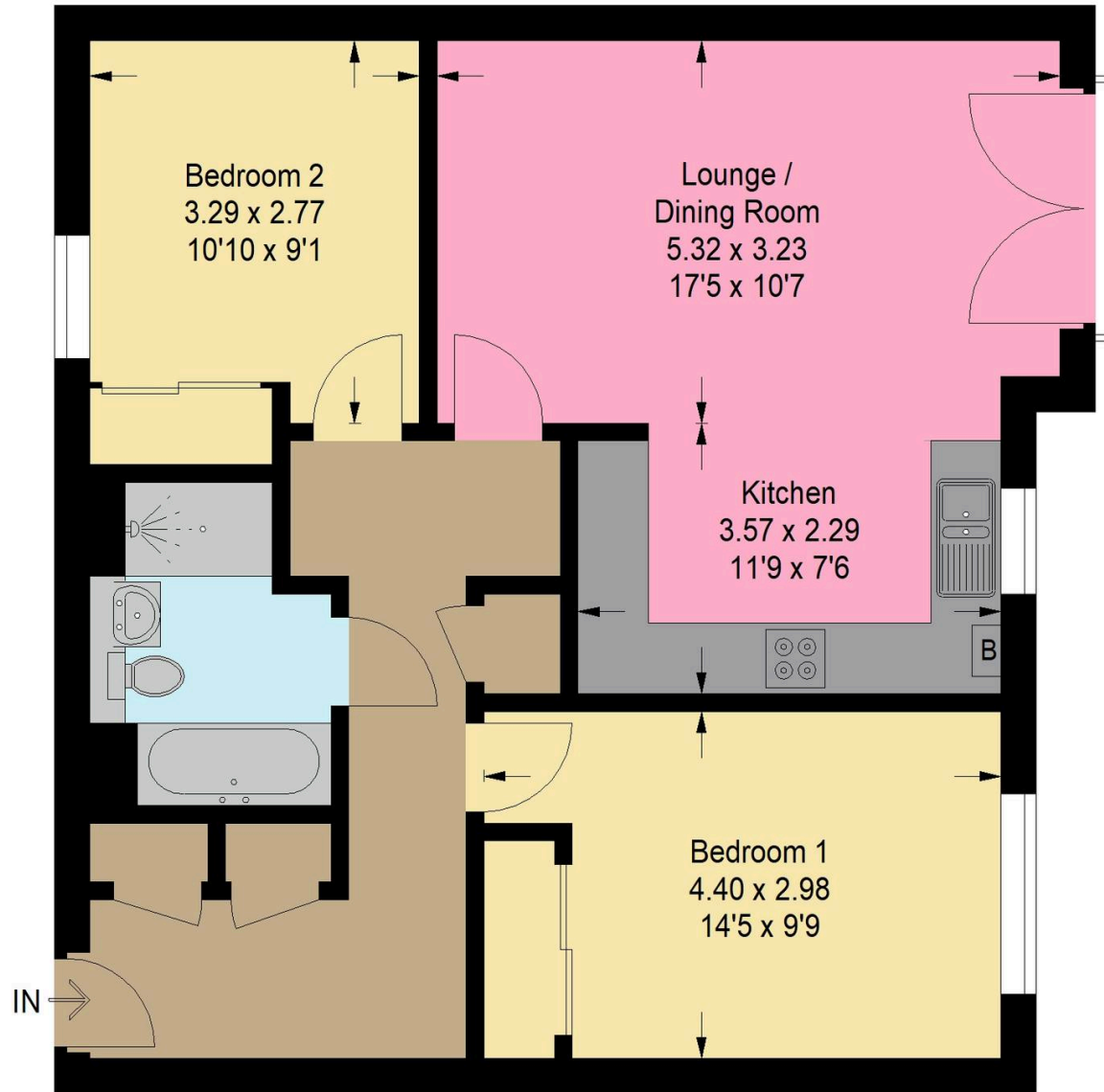


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