



19 Macfarlane Place, Uphall

Fixed Price £198,000



19 Macfarlane Place

Uphall

Welcome to 19 Macfarlane Place—a beautifully maintained home nestled in the peaceful residential area of Uphall. Lovingly renovated from the ground up, the current owners have taken exceptional care to enhance every detail. This home perfectly blends comfort and modern living, finished with stylish upgrades which flow seamlessly throughout.

As you enter, you are greeted with a bright entrance hallway which welcomes you into the home.

The living room is a cosy retreat, featuring a charming fireplace as its centrepiece, ideal for relaxing evenings. With crisp white walls, this space serves as a blank canvas, ready for new owners to make it their own. Large windows overlook the private rear garden, inviting plenty of natural light into the room.

The kitchen and dining area have been designed with both style and practicality in mind. Sleek white panelled cabinetry, integrated oven and hob, and generous storage make this a fantastic space for both cooking and entertaining.

Upstairs, the main bedroom is a standout feature, boasting bespoke, made-to-measure mirrored wardrobes and elegant dark wood flooring. Positioned at the rear of the home, it offers a peaceful atmosphere with plenty of natural light. The second bedroom comfortably accommodates a spacious double, with ample room for additional freestanding furniture. The third bedroom also could also comfortably fit a double bed, however is current posed as a spacious single bedroom, allowing extra space for storage solutions.



Stepping outside, the South/West facing garden is the perfect spot to enjoy sunshine throughout the day, making it an inviting retreat for both relaxation and entertaining. The newly painted light grey decking provides a stylish and functional space for outdoor dining, summer barbecues, or unwinding with a morning coffee. With ample room for seating, this low-maintenance garden is designed for enjoying the outdoors in comfort and style. The shed—fitted with electricity—offers a great space for additional storage.

Ideally located, this home is just a short walk from Uphall Primary School, making it a fantastic choice for families. For older students, Broxburn Academy also near by. Uphall Train Station is also within easy reach, providing excellent transport link to both Edinburgh and Glasgow.

The bustling Uphall High Street is lined with charming cafés, takeaways, and essential local shops. Residents have access to a Scotmid Co-op for groceries, a pharmacy, a post office, barbers, hair salons, and a selection of independent retailers. The area also offers a bakery, a butcher, and several convenience stores, ensuring everything you need is close by. For a wider selection of retail, dining, and leisure options, Livingston Centre is just a short drive away.

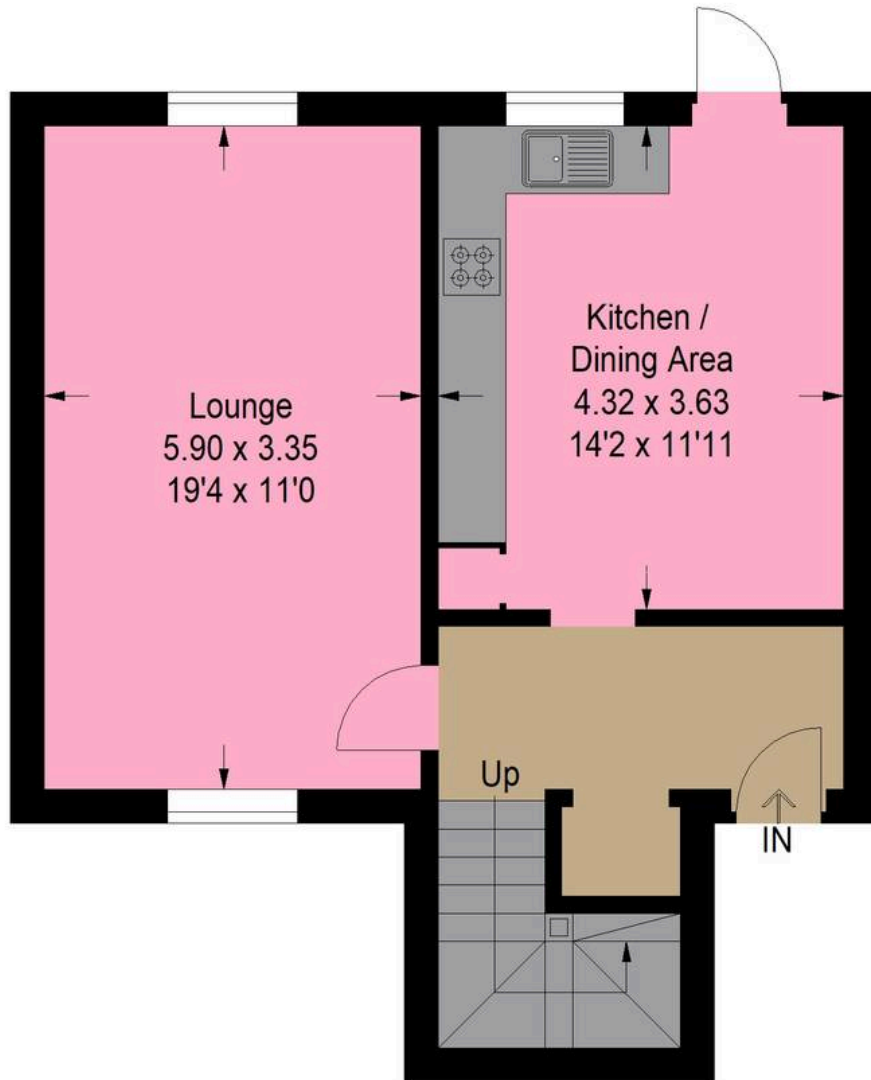
For those who love the outdoors, Almondell & Calderwood Country Park offers beautiful woodland trails, scenic river walks, and open green spaces, perfect for walking, cycling, or simply enjoying nature. Golf enthusiasts will also appreciate the proximity to Uphall Golf Club, a well-maintained course offering a fantastic setting for a round of golf

19 Macfarlane Place is a beautifully maintained home, thoughtfully renovated for modern living. Featuring a cosy living room with a fireplace, a sleek contemporary kitchen, and spacious bedrooms, it offers both comfort and style. With excellent local amenities, schools, transport links, and scenic walking routes nearby, this home is a fantastic choice for those seeking convenience, comfort, and a welcoming community.

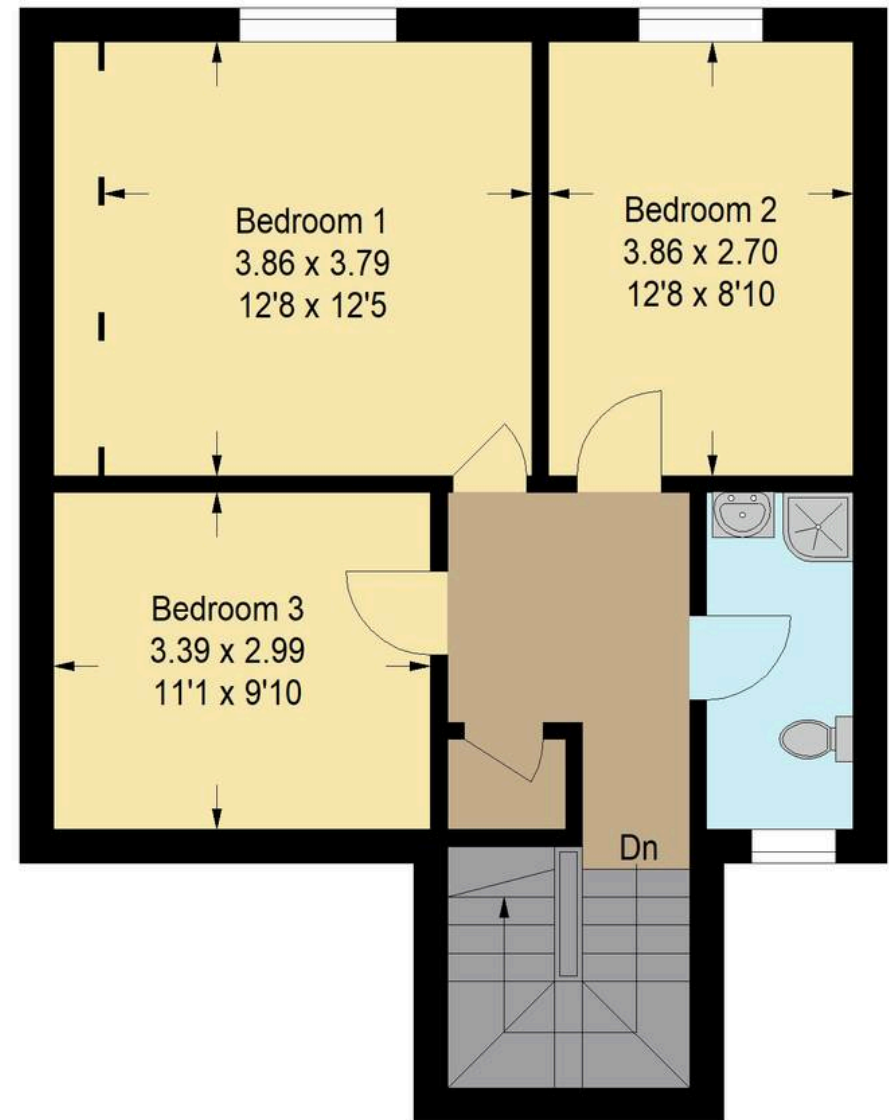




Approximate Gross Internal Area = 101.9 sq m / 1097 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1173991 / Ref:90097)



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