



BBRIDGES
PROPERTIES
Your Property. Our Priority
FOR SALE

61 Loanfoot Road, Uphall

Offers Over £95,000



61 Loanfoot Road, Uphall

Welcome to 61 Loanfoot Road, a generously sized two-bedroom lower-level flat ideally located between Broxburn. Offering spacious interiors, a south-west facing conservatory, private rear garden, and off-street parking, this home presents a fantastic opportunity for first-time buyers, downsizers, or those looking for a home with great potential in a well-connected setting.

Upon entering the property, you're welcomed into a bright and central hallway that provides access to the main rooms. To the left is Bedroom One, a spacious room that easily accommodates a king-size bed. With room for bedside tables, wardrobes, or a desk, this bedroom is both functional and comfortable. A built-in cupboard provides handy extra storage, and the room is finished with wooden flooring, adding warmth and ease of maintenance. A large window brings in plenty of natural light, and while the decor is simple, the space offers great potential for personalisation.

Bedroom Two, also located off the hallway, is well-proportioned and can accommodate a double bed or single bed with additional furnishings. It's an ideal space for a child's room, guest bedroom, or home office. The room benefits from fitted storage and has a flexible layout that can be tailored to a range of needs. Like Bedroom One, it's filled with natural light and ready for your own touch.

The kitchen is located to the right and features a practical layout with plenty of cabinet storage, wooden-style worktops, and a neutral finish. It's fitted with an integrated oven, hob, and cooker, and includes space for additional white goods such as a fridge freezer, washing machine, or dishwasher. The kitchen overlooks the rear garden and is designed for ease of use with the potential for modern updates.



The lounge is a generous living space offering plenty of room for sofas, chairs, and a media unit. This room connects directly to the south-west facing conservatory, which acts as a bright and sunny extension of the living space. The conservatory is a real highlight—filled with natural light throughout the day, it's perfect as a dining area, reading nook, or quiet place to relax while enjoying garden views. Its positioning makes it a true suntrap, enhancing the home's appeal all year round. The bathroom is fitted with a clean and modern three-piece suite, including a standing shower, and finished with wet wall panelling for low-maintenance upkeep and a sleek appearance. White cabinets add storage, while a chrome heated towel rail completes the look, blending practicality with simplicity.

Outside, the rear garden is spacious, private, and south-west facing, providing an ideal space for outdoor dining, gardening, or enjoying the sun in peace. The front garden is low-maintenance, and the private driveway comfortably fits up to two vehicles. Additional on-street parking is also available for guests or extra vehicles.

The location is both convenient and family-friendly, with easy access to local amenities including Aldi, cafés, independent butchers, salons, and doctors' surgeries. The property is also within close reach of Kirkhill and Broxburn Primary Schools, with Broxburn Academy nearby. For those looking to shop or dine further afield, The Centre, Livingston, is just a short drive away, offering a wide variety of retail stores, restaurants, and entertainment options.

With its spacious interior, sunny conservatory, private garden, and excellent location, 61 Loanfoot Road is a home with plenty of potential and practicality. Early viewing is highly recommended.





Approximate Gross Internal Area
79.0 sq m / 850 sq ft

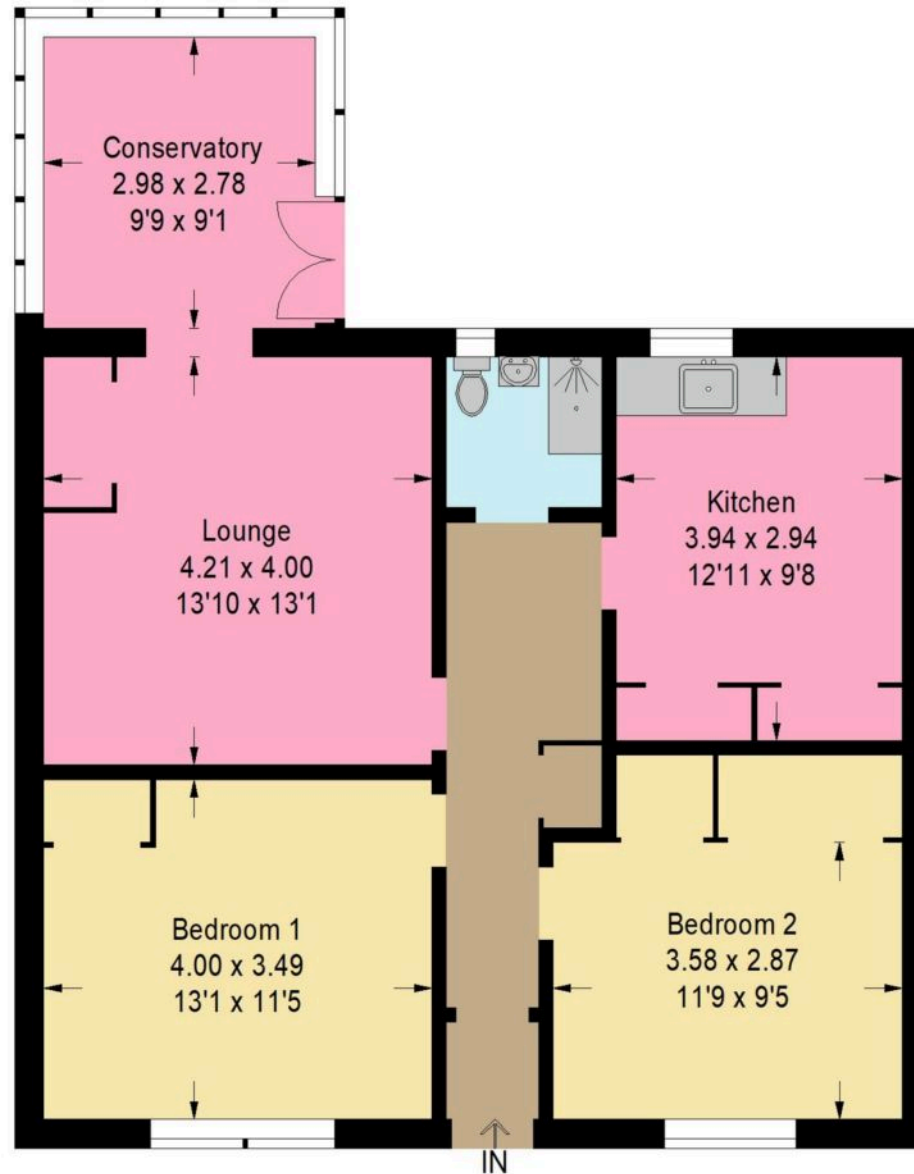


Illustration For Identification Purposes Only.
Not To Scale (ID1196583 / Ref:90484)



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

