



15 Beechwood Park, Uphall Station

Livingston

Offers Over **£240,000**



15 Beechwood Park

Uphall Station

Welcome to 15 Beechwood Park, a truly special property that has been lovingly owned and cherished by the same family for just under 30 years. Set within a peaceful and highly sought-after pocket of Uphall Station. Now ready for its next chapter, it offers an exciting opportunity for a new family to put down roots and make it their own. From the moment you arrive, there's a real sense that this is a home that's been well looked after and thoughtfully lived in. As you step inside, you're welcomed into a bright and airy hallway that immediately gives a sense of space and flow. On your left-hand side, you'll find the lounge a cosy and comfortable living space, bathed in natural light from a large picture window overlooking the front. This is a room that invites you to settle in.

Continuing through, the layout flows beautifully into the heart of the home, a spacious and functional kitchen. There's an abundance of cupboard space and ample room for a family dining table. It's a sociable space that could easily be adapted to suit modern living.



Upstairs, the home continues to impress with a spacious principle bedroom featuring a fitted mirrored wardrobe, providing excellent storage and a bright, airy feel. The second bedroom also benefits from a fitted mirrored wardrobe and, along with the versatile third room, overlooks the peaceful rear garden, offering lovely views and a sense of tranquility. These additional rooms provide flexible space ideal for use as bedrooms, a nursery, home office, or dressing room to suit your needs.

A real standout feature of the upper floor is the spacious, fully tiled family bathroom. It's a clean, well-maintained space offering both a full-sized bath and an overhead shower, with plenty of room for busy morning routines and relaxed evening soaks alike. It's the kind of bathroom that adds real practicality and comfort to daily life.

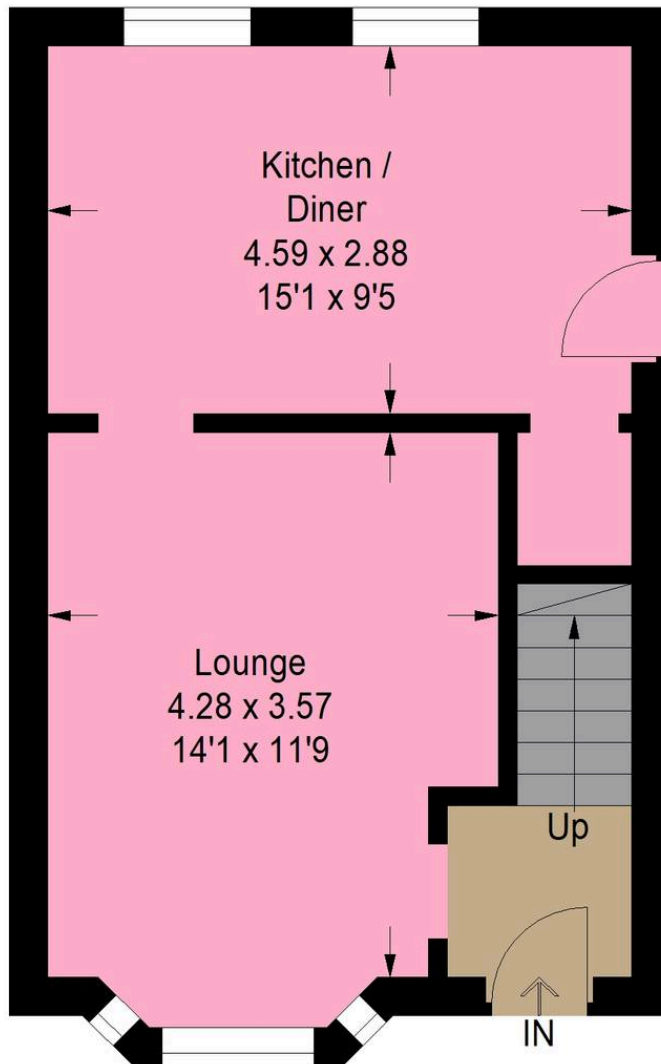
The location is just as impressive as the home itself. Beechwood Park sits within the friendly and well-established community of Uphall Station. Residents benefit from a range of local amenities including nearby Uphall Station railway providing direct access to Edinburgh, making it ideal for commuters. Everyday essentials are covered with local convenience stores, a post office, and various eateries within easy reach. For families, excellent schooling options such as Uphall Primary and St Nicholas Primary are close by. Outdoor enthusiasts will appreciate the nearby Calderwood Local Nature Reserve and various parks offering green spaces for walking and recreation. Additionally, the town of Broxburn is just a short drive away, with supermarkets, leisure facilities, and more comprehensive shopping options.

This is more than just a house, it's a much-loved family home, full of character, warmth, and potential. Whether you're a first-time buyer looking to grow into your space, a young family searching for a long-term base, or someone wanting to personalise a home with great bones and an even better location- 15 Beechwood Park could be exactly what you've been waiting for. It's time to start your next chapter here.

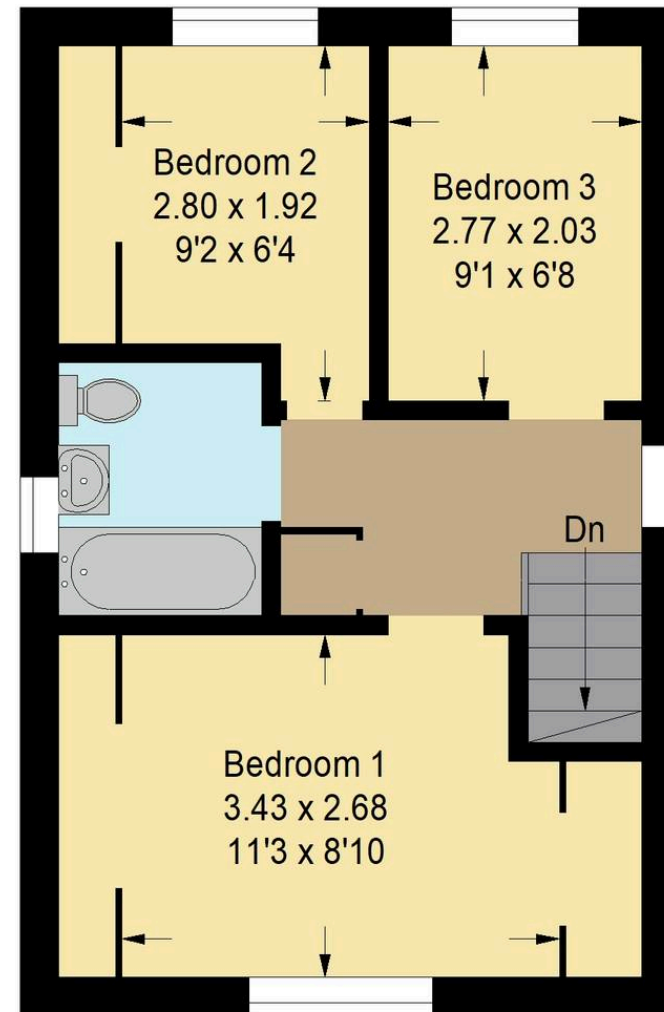




Approximate Gross Internal Area = 68.7 sq m / 739 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1207622 / Ref:90683)



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