



1 St. Andrews Drive, Uphall

Offers Over £425,000

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Uphall

Rarely does an opportunity like this come to market, a substantial seven bedroom detached family home nestled in a peaceful, leafy cul-de-sac in the heart of Uphall. Lovingly maintained by the same family for nearly a decade, this exceptional property offers the perfect blend of generous living space, modern upgrades and serene outdoor surroundings all just moments from excellent local amenities, transport links and beautiful countryside.

As you arrive, the home's undeniable kerb appeal immediately impresses. A beautifully landscaped front garden frames the property, while 2 driveways provide off street parking for up to six vehicles a rare find in such a tranquil residential setting.

You're warmly welcomed into a bright and spacious entrance hallway, setting the tone for what lies beyond. Leading into the heart of the home the expansive open plan lounge, dining, and family area is designed for everyday living and effortless entertaining. With its south facing aspect, this space is flooded with natural light throughout the day creating a warm and inviting ambiance.

There's plenty of room here for the whole family to unwind, gather for meals or host guests in style. This central living space flows seamlessly into the conservatory offering a relaxing retreat with garden views and is ideal as a home office or even a tranquil reading nook. From here, direct access to the rear garden extends your living and entertaining space outdoors.

The modern fitted kitchen has been thoughtfully upgraded by the current owners. Sleek grey cabinetry is paired with complementary worktops to create a chic and functional space complete with integrated appliances including oven, grill, hob, dishwasher with space for a large double door fridge/freezer, a charming front facing window overlooks the quiet street adding a sense of homely calm while you cook.

- Exquisite 7 Bedroom Property With A Versatile Layout
- Peaceful Cul-De-Sac Location With Picturesque Views
- Double Garage And Parking For 6 Vehicles
- Low Maintenance Landscaped South Facing Garden
- Abundance Of Storage Space
- Lovely Walks To Local Schools, Local Bus Stops And Uphall Train Station Providing Quick Links To Edinburgh And Glasgow.



On the ground floor two generous double bedrooms offer exceptional versatility. One is currently styled as a second lounge showcasing the flexible layout perfect for multi-generational living, playrooms, guest accommodation or home offices. A contemporary downstairs shower room adds convenience and practicality for guests or those with mobility considerations especially useful for families with young children or elderly relatives.

A well appointed utility room provides the perfect space to keep laundry and daily essentials tucked away complete with cabinetry and space for a washing machine and tumble dryer.

From the utility a short staircase leads to a lower level conservatory space, a unique addition that opens up exciting possibilities. Whether used as a garden room or creative studio this area adds yet more flexibility to this already generous home. This leads directly into the integrated double garage, a standout feature. With an electric roller door it offers excellent security and convenience whether for vehicle storage or a home workshop.

Upstairs the home continues to impress with four further double bedrooms each generously proportioned and filled with natural light. One of these bedrooms boasts its own en suite shower room, while the family bathroom is tastefully finished with a classic white three-piece suite and a feature corner bath ideal for long, luxurious soaks.

The south facing rear garden wraps around three sides of the property offering sun all day long. Thoughtfully landscaped for low maintenance this tranquil outdoor space is ideal for family barbecues, summer parties or simply relaxing with a morning coffee. With multiple seating areas there's something for everyone to enjoy.



Positioned directly opposite Uphall Community Woodland, this home offers an exceptional lifestyle - a peaceful, countryside feel while still being minutes from everyday essentials. Step out your front door to scenic woodland walks, dog friendly trails, and breathtaking views towards Binnie Craig. Just a short stroll from Uphall town centre and a short drive to Broxburn you'll also benefit from fantastic transport links including nearby Uphall train station with direct services to Edinburgh and Glasgow as well as regular local bus routes.

For families the location truly shines. Uphall Primary School and Broxburn Academy are both well regarded and within easy reach making the morning school run a breeze. The area is known for its strong sense of community, green spaces, and family friendly feel – an ideal place to put down roots.

Uphall offers the perfect balance of peaceful village living and urban connectivity. With excellent schools, lush green surroundings and direct links to two of Scotland's major cities it's no surprise that families and professionals alike are drawn to this sought after area. Here you truly can enjoy the best of both worlds.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



FRONT GARDEN

REAR GARDEN

DRIVEWAY

6 Parking Spaces

Additional visitors parking available within the street.

GARAGE

Double Garage

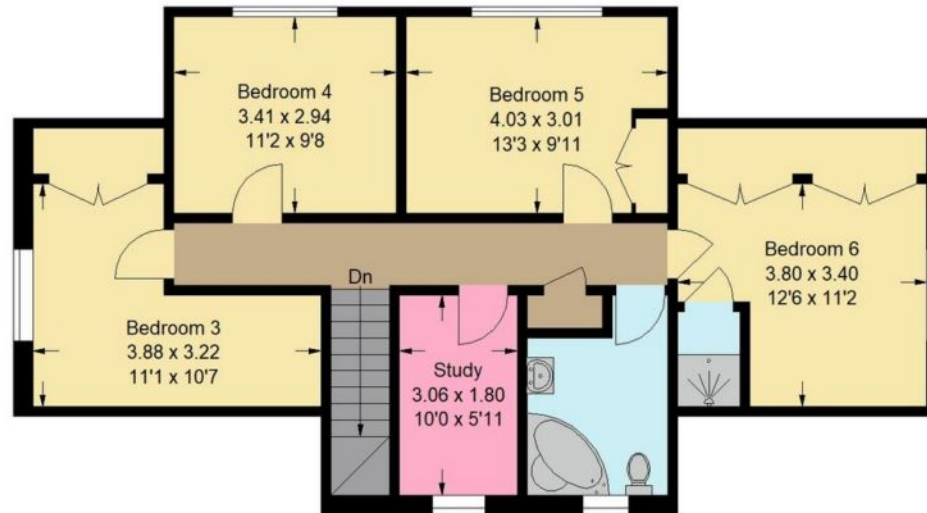
Generous double garage providing access for 2 vehicles and storage.



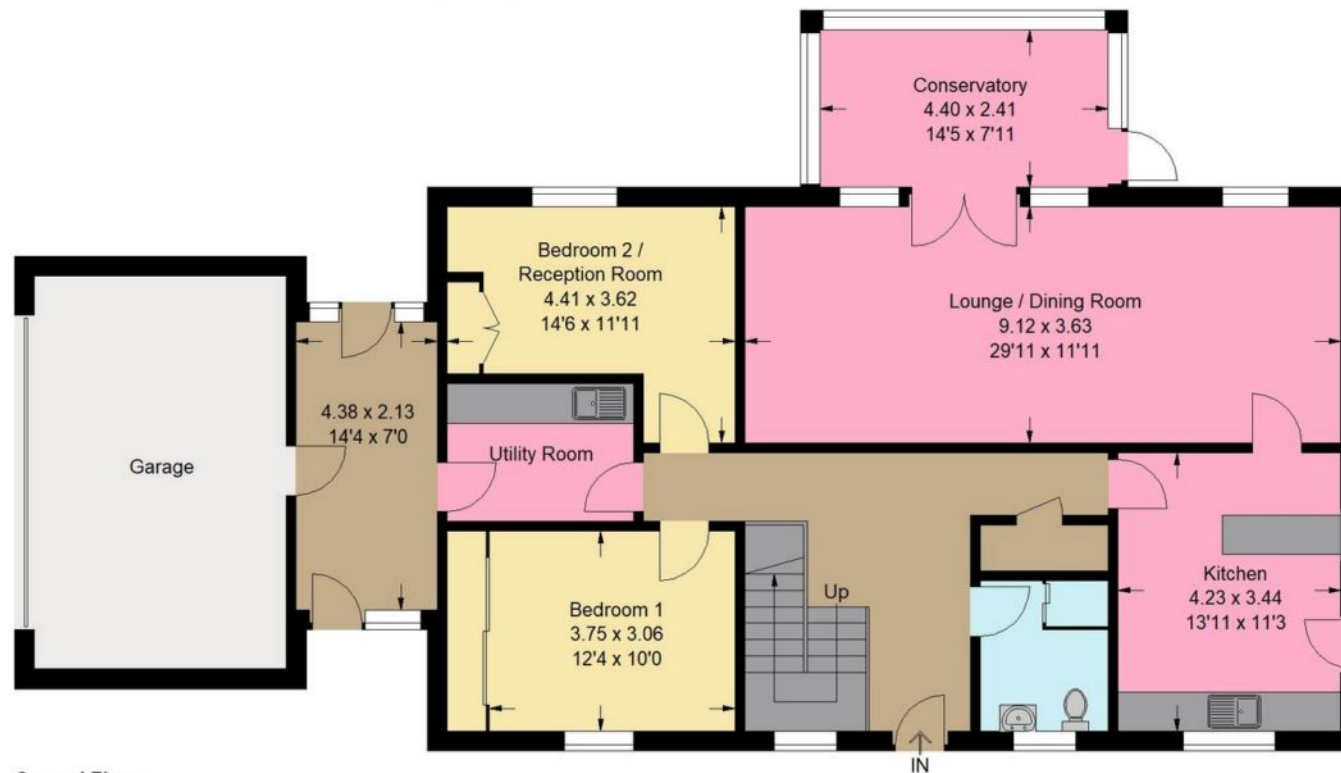




Approximate Gross Internal Area (Including Garage) = 234.1 sq m / 2520 sq ft



First Floor



Ground Floor

Illustration For Identification Purposes Only. Not To Scale (ID1231175 / Ref:91169)



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