



4 Thomson Court, Uphall

Broxurn

Offers Over £180,000



4 Thomson Court

Uphall

Welcome to Thompson Court, Broxburn, a beautifully presented three-bedroom mid-terrace home offering spacious living, modern interiors, and a sun-soaked south-east facing garden. Ideally located and in true move in condition, this home provides generous proportions throughout and is perfectly suited for families, professionals, or first-time buyers alike.

Upon entering, you're welcomed into the open-plan kitchen and dining area, which sits at the front of the property and benefits from two large front-facing windows that flood the space with natural light. The dining area, positioned to the left-hand side, comfortably accommodates up to six people and offers space for a wall-mounted TV, making it an ideal setting for family meals or entertaining guests. To the right-hand side, the kitchen is fitted with modern beige gloss cabinetry, a four-point induction hob with oven, integrated microwave, dishwasher, and fridge-freezer, as well as space for a washing machine. With ample worktop space and a stylish finish, this area perfectly combines functionality and design.

Flowing seamlessly from the kitchen and dining area, you'll find the spacious rear lounge, a generous and inviting space that can comfortably accommodate two large sofas with room for a media wall or feature unit. A large rear-facing window provides beautiful views of the garden and ensures plenty of natural light, while maintaining privacy with no properties overlooking.

At the rear of the home, you'll find a hallway leading to the upstairs landing, as well as a large storage cupboard. The cupboard already has pipework installed, offering the option to easily convert it into a downstairs WC if desired. Additional under-stair storage provides even more practicality.



Upstairs, the property continues to impress with three generously proportioned double bedrooms. The principal bedroom is positioned to the rear and can comfortably accommodate a super king-sized bed with bedside cabinets, featuring a fitted wardrobe and spanning nearly the full width of the property, a truly impressive space. Bedroom two, currently used as a home office, can easily accommodate a king-sized bed, bedside cabinets, and also includes a fitted wardrobe, offering flexibility and comfort. Bedroom three can also host a king-sized bed and benefits from built-in storage, making it ideal as a guest room or additional family space. The family bathroom is a modern three piece suite, finished with full wet-wall panelling, a chrome-fitted towel rail, and a bathtub with overhead shower and glass screen. It's been thoughtfully designed for both style and practicality.

Externally, the home features a private south east facing garden, enjoying sunlight throughout the day, a true sun trap and perfect for summer entertaining, relaxing, or family gatherings. The garden is both low-maintenance and private, with communal parking to the front providing convenient access for residents and visitors alike.

Thompson Court is ideally located in Broxburn, within the Broxburn Academy and Uphall Primary School catchments. You're just moments away from Uphall and Broxburn High Street, home to local amenities such as ScotMid, Co-op, cafés, and restaurants. For commuters, the M8 motorway and Uphall Train Station offer excellent travel links to Edinburgh and Glasgow. Nature lovers will appreciate being within a short drive of Almondell & Calderwood Country Park, offering beautiful walking trails and outdoor activities.

With its bright interiors, spacious layout, and sun-trapped garden, this wonderful home at Thompson Court offers the perfect blend of comfort, convenience, and lifestyle, ready to move straight into.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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