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Offers Over

**£300,000**

# 55 James Young Avenue

Uphall Station | Livingston | EH54 5FA

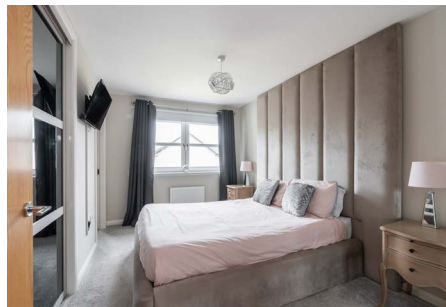
An exceptionally stylish and significantly upgraded detached house offering spacious family accommodation with a landscaped south-facing garden in a smart modern development with a community hub and a focus on sustainability. Close to excellent transport links and within easy commuting distance of both Edinburgh and Glasgow.

-  4 Bedrooms
-  1 Reception Room
-  2.5 Bathrooms
-  Landscaped garden
-  Garage and Driveway
-  EPC Rating – B
-  Council Tax Band – F



## Description

Peacefully located in an attractive and well-spaced residential cul-de-sac is this superb, detached family house offering bright and well-proportioned accommodation set within attractively landscaped private gardens. The accommodation has been attractively upgraded and is in true move-in condition, briefly comprising: hallway, spacious reception room open plan to dining room and kitchen creating the sociable heart of the home, with the kitchen featuring a stylish range of wall and base units with integrated Smeg appliances, there is a generous utility room which leads to a downstairs cloakroom/wc with useful walk-in cupboard which could easily be converted to a shower room. A door from the hallway connects to the integral garage which could easily be converted to home gym or office space. Stairs lead from the hallway to a wide upper landing with walk-in store cupboard and hatch giving access to the loft space. The principal bedroom has double built-in wardrobes and an en-suite shower room, there are three further double bedrooms all with built-in wardrobes and a luxurious family bathroom which has been refitted with a contemporary white suite. Benefits on offer include gas central heating, double glazing and solar panels which ensures an energy efficient home.



## Extras

The integrated kitchen appliances, fitted floor coverings, light fittings, curtain poles and blinds are to be included in the sale.

## Gardens and Parking

A particular benefit of the property is the generous and fully enclosed back garden which enjoys a sunny southerly aspect. A wide patio is accessed via French doors from the dining room or from the utility room and offers an ideal spot for al fresco dining in the warmer months. There are lawn and decking areas and well-stocked flower and shrub borders. A gate gives return access to the front garden and driveway, which leads to an integral garage, currently in use as a home gym and offering potential for conversion to further living accommodation subject to the usual consents.

## Viewing

Please contact Neilsons on 0131 625 2222





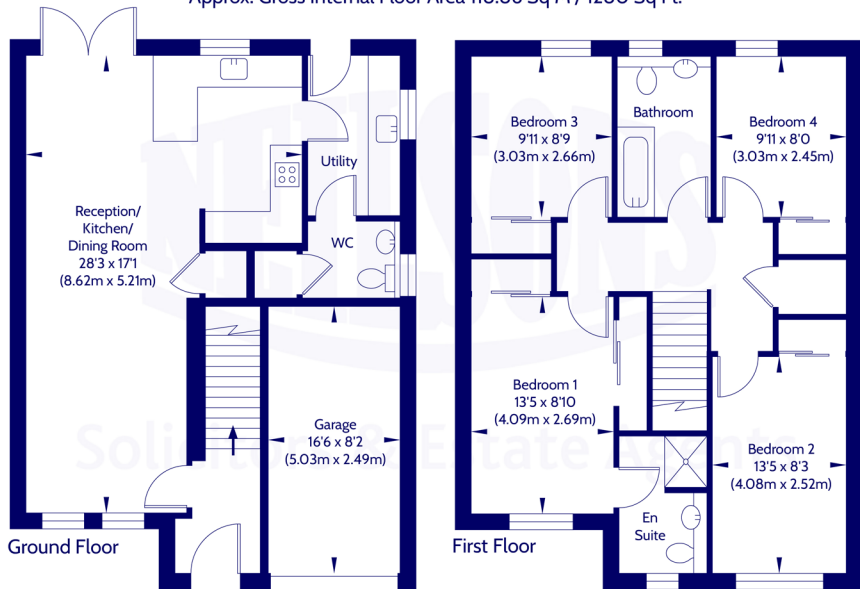
## Location

James Young Avenue is located in the new Uphall Station Village development by Dundas builders. The popular West Lothian village of Uphall Station is situated between Livingston and Broxburn. There are a number of shopping outlets available within the village, whilst for a more comprehensive range of amenities Livingston has fabulous shops, leisure and recreational facilities. The Gyle shopping complex is an easy drive away to the east, with the Hermiston Gait Complex just a little further afield. Uphall Station has its own primary school, with secondary schooling at Livingston. Ideally placed for commuters, Uphall Train Station is just a short walk from the property and an efficient bus service operates throughout West Lothian and provides access to and from Edinburgh and the surrounding areas. There is also easy access to the M8/M9 motorway networks and Edinburgh Airport.





Approx. Gross Internal Floor Area 118.86 Sq M / 1280 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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