



Solicitors & Estate Agents










Offers Over

£360,000

155 James Young Avenue

Uphall Station | West Lothian | EH54 5FE

Neilsons are delighted to present to market this exceptionally appealing detached villa, built by Dundas Homes in 2023 and forming part of an impressive modern development in the popular village of Uphall Station. Located close to local amenities and transport links including the train station which is just a short walk away, the property offers immaculately presented and well proportioned accommodation and would make an ideal family home.

-  2 public rooms
-  4 bedrooms plus study
-  2 bathrooms plus WC
-  Front and rear gardens
-  Detached garage and driveway
-  EPC rating – B
-  Council tax band – F



Description

Occupying a prime corner plot, the accommodation is laid out over two levels with downstairs briefly comprising; welcoming entrance hallway with understairs storage, bright and airy lounge, modern dining kitchen with a range of wall and base units with co-ordinated worktops and French doors to the rear garden, a useful utility room with a door to the side, a handy WC with a large cupboard, and finally a study which would make an ideal place for home working.

Moving to the first floor, there is a naturally light landing with storage, principal bedroom with a built in wardrobe and en-suite shower room, three further double bedrooms, one of which also has a built in wardrobe, and a stylish family bathroom with a white suite and electric shower over the bath. The property also benefits from gas central heating, double glazing, solar panels, and an alarm system.



Extras

Included in the sale will be the induction hob and oven, integrated fridge/freezer and dishwasher. Please note the curtains in bedroom one will be removed.

Gardens and Parking

A neat front garden with lawn welcomes you to the property, and to the rear is a large fully enclosed garden, laid to lawn with two patio areas, making this an ideal space for dining and entertaining in the warmer months and a safe place for children and pets to play. There is a detached garage with an up and over door, power and light, and a double driveway provides off street parking.

Factoring

The common grounds around the development are maintained by Hacking & Paterson at a cost of approximately £110 per annum and this also includes use of the Community Hub.

Directions

When you reach the point of 125 James Young Avenue, the road the sign directs you to is a road on your right hand side, however that road is not yet open, (it will eventually lead directly to the front of the property) so continue straight ahead following the sign for Cannel Gardens leading to Longwall Gardens.

At the end turn right, then turn right again between 2 houses and you will arrive at the property.

Viewing

By appointment through Neilsons (0131 625 2222).





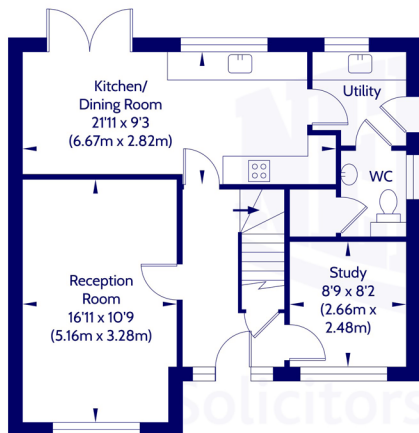
Location

James Young Avenue is located in the popular West Lothian village of Uphall Station situated between Livingston and Broxburn. There are a number of shopping facilities available within the village with a Scotmid just a short walk away. 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, along with the Hermiston Gait retail park. Uphall Station has its own primary school, with secondary schooling a short drive away. An efficient bus service operates throughout West Lothian and provides access to and from Edinburgh and surrounding areas, and there is also easy access to the M8/M9 motorway networks and Edinburgh Airport. For those seeking an alternative method of transport Uphall Station has its own railway station and is only a short walk from the property.

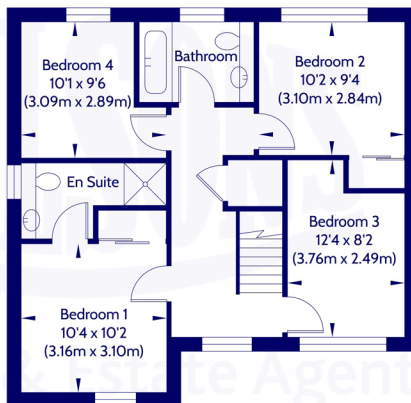




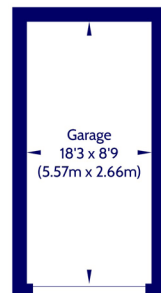
Approx. Gross Internal Floor Area 116.52 Sq M / 1254 Sq Ft.



Ground Floor



First Floor



Ground Floor

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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