





Derrick Mooney & RE/MAX Property invites you to step into this beautiful 2-bedroom semi-detached house that has been lovingly upgraded with a recently fitted kitchen, bathroom, boiler, and most internal doors and flooring. Nestled in a sought-after location, this property offers the perfect blend of modern comforts and traditional charm. The layout flows seamlessly from room to room, creating a cosy atmosphere that feels like home. The fully enclosed front and back gardens provide the comfort of relaxation and outdoor enjoyment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Uphall offers an excellent range of local shops, restaurants and an award winning butcher. Neighbouring Broxburn offers further shopping and leisure facilities, and sports centre. Nursery, primary and secondary schooling are also provided. Livingston is only a short drive away, with more shopping opportunities provided by a wealth of shops housed in The Centre and Designer Outlet. For the commuter, there is easy access to the central Scotland motorway network, rail links and Edinburgh airport is close by.

Lounge

20' 7" x 10' 10" (6.27m x 3.31m)

Gorgeous contemporary lounge with the added benefit of natural light flooding the area from the front window and the rear patio window providing an inviting space for relaxation or entertaining.

Bathroom

6' 5" x 5' 11" (1.96m x 1.80m)

Recently fitted stunning bathroom with shower enclosure, electric mirror, vanity unit with basin and toilet.

Kitchen/Diner

12' 10" x 10' 4" (3.90m x 3.15m)

Gorgeous modern kitchen with cream base and wall units, wooden worktop, gas hob, electric oven. Yet again benefits from the natural light flooding through from rear window and half glazed rear door.

Hallway

10' 0" x 6' 3" (3.06m x 1.91m)

Inviting sharp spacious hallway giving you access to lounge, kitchen, bathroom then leading upstairs to the two double bedrooms.

Double Bedroom

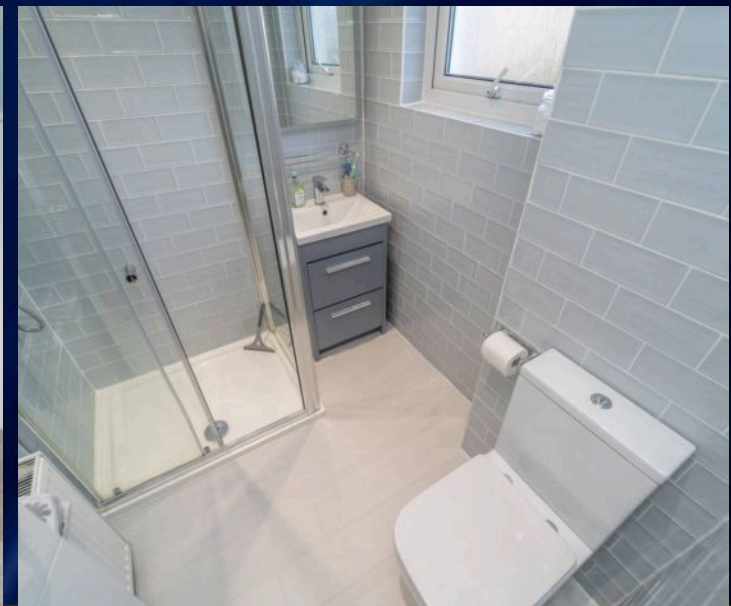
12' 0" x 9' 8" (3.65m x 2.94m)

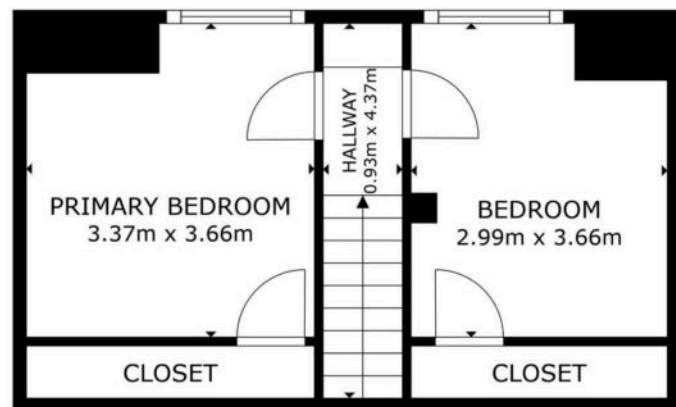
Inviting large double bedroom with inbuilt cupboard, bedside unit, carpet and window overlooking the garden.

Double Bedroom

11' 11" x 10' 11" (3.63m x 3.34m)

Large double bedroom consisting of in built cupboard, carpet, ceiling light , neutral decor and window overlooking rear garden.





FLOOR 2



FLOOR 1



RE/MAX Property

Remax Property, Remax House - EH54 6TS

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.