





Derrick Mooney & RE/MAX Property is delighted to welcome you to this exceptional (breathtaking) three-bedroom Mid Terraced House, nestled in a thriving community. Arriving at the property, you are welcomed by a recently laid concrete printed driveway, leading to the newly fitted top-of-the-range ultra-secure composite front door - a sleek and stylish entrance to this turn-key property.

Freehold Property.

Council Tax Band B.

EPC C.

No Factor Fees.

Council Tax band: B

Tenure: Leasehold

Uphall Station is situated between Livingston and Broxburn. There are a number of shopping facilities available within the a short walk. For a more comprehensive range of amenities, Livingston has fabulous shops, leisure and recreational facilities. Uphall Station has its own primary school, with secondary schooling a short drive away. It has excellent public transport and is a short walk to Uphall Train Station. There is an efficient bus service operating throughout West Lothian and providing access to and from Edinburgh. There is also easy access to the M8/M9 motorway networks and Edinburgh Airport operating throughout West Lothian and providing access to and from Edinburgh. There is also easy access to the M8/M9 motorway networks and Edinburgh Airport.

Lounge/Dining Room

15' 1" x 12' 8" (4.60m x 3.87m)

A beautifully presented open-plan lounge/dining area, designed with a perfect blend of modern comfort and rustic charm. The space features elegant wooden flooring that flows seamlessly throughout, enhancing the sense of warmth and continuity. A contemporary log burner serves as a striking focal point, creating a cosy atmosphere ideal for relaxing evenings or entertaining guests.

Kitchen

15' 1" x 7' 6" (4.59m x 2.29m)

A truly impressive, contemporary kitchen boasting an unbelievable amount of cleverly designed storage, with extra-tall and extra-deep units ensuring every inch of space is fully utilised. Finished in sleek white gloss cabinetry complemented by a beautiful solid oak worktop, this kitchen perfectly blends style and practicality. Thoughtfully designed with under-cabinet and in-drawer lighting, it offers both ambience and functionality. The kitchen is fully equipped with integrated appliances, maintaining clean, uninterrupted lines throughout.

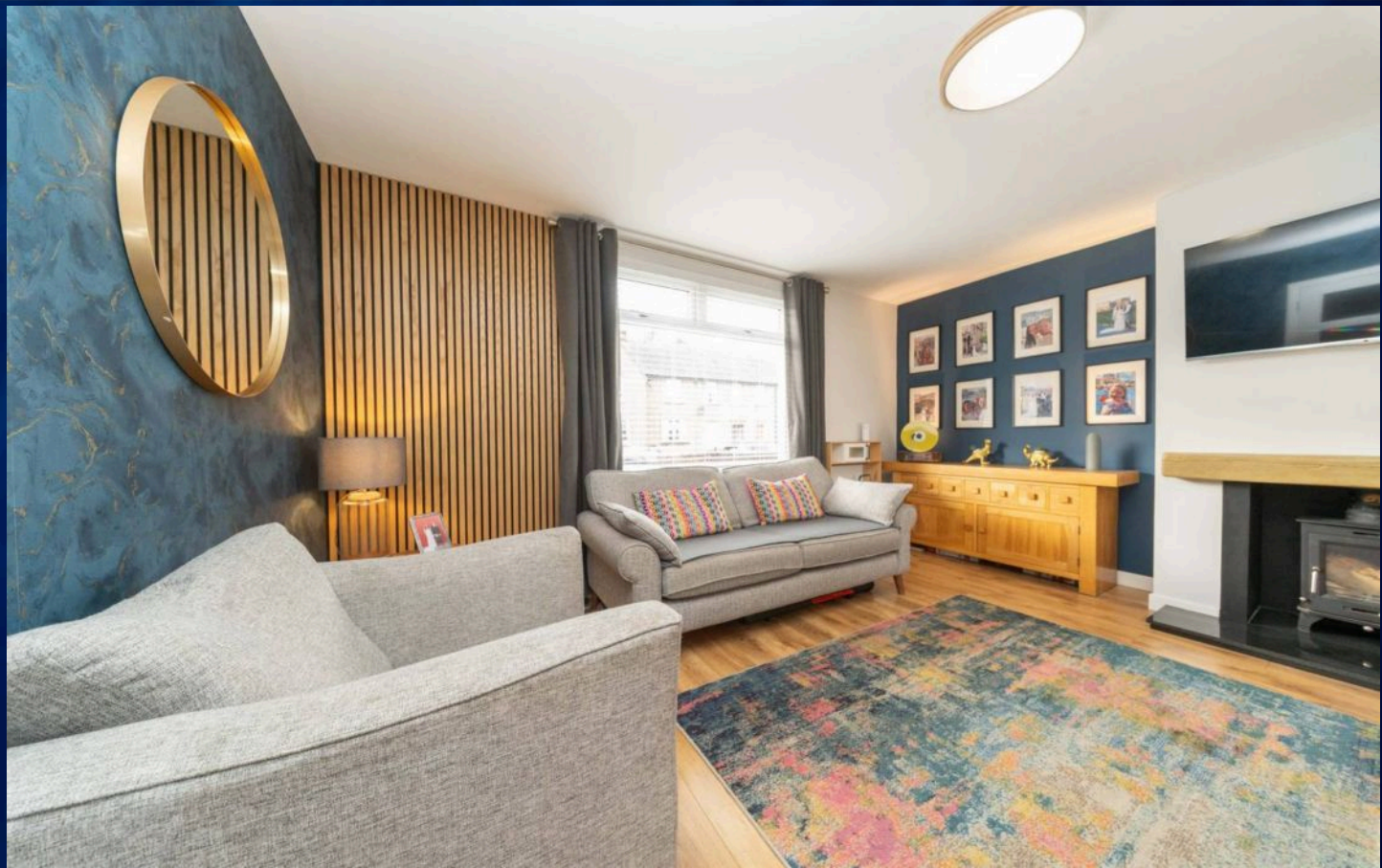
Vestibule

As you enter through the new composite front door into the welcoming vestibule, your eye is immediately drawn to the stunning oak and glass staircase, a true statement feature of the home. The recently fitted plush carpet adds a touch of luxury underfoot, perfectly complementing the warm tones of the timber and the light, contemporary feel of the space.

Double Bedroom

15' 1" x 9' 8" (4.61m x 2.94m)

A generously sized double bedroom, beautifully presented in neutral décor to create a calm and inviting atmosphere. The large rear-facing window floods the room with natural light while offering pleasant views over the rear garden.



Double Bedroom

11' 4" x 9' 1" (3.45m x 2.76m)

A comfortable double bedroom featuring soft fitted carpet and tastefully painted walls. The rear-facing window provides a lovely outlook over the garden, filling the room with natural light.

Family Bathroom

6' 5" x 5' 9" (1.95m x 1.74m)

A stylish and modern recently fitted bathroom, featuring a contemporary suite with a bath incorporating an overhead rain shower and separate handheld shower attachment. The sleek vanity unit with integrated basin provides excellent storage, complemented by a matching tall vanity cabinet and a modern silver towel radiator, adding both practicality and a touch of luxury.

Double Bedroom

15' 2" x 9' 11" (4.62m x 3.01m)

A good-sized double bedroom, beautifully presented with soft plush carpeting and neutral décor, creating a calm and comfortable atmosphere. The front-facing window overlooks the private driveway, allowing plenty of natural light to enhance the space.

Attic Room/Gym

This bright and airy converted attic space offers a comfortable and versatile area which is used as a gym but can be ideal for use as a bedroom, home office, or creative studio. The room features a Velux window flooding the space with natural light throughout the day. Finished with neutral décor and fitted carpeting and has a large storage cupboard.





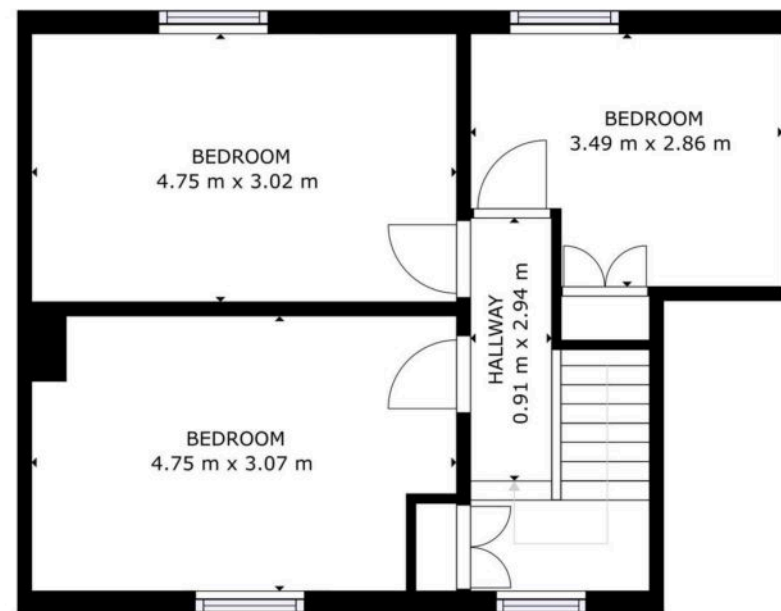
FLOOR 1

REMAX
PROPERTY

GROSS INTERNAL AREA
FLOOR 1: 43.94 m², FLOOR 2: 47.95 m²
TOTAL: 91.89 m²

(NOTES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY)

Matterport



FLOOR 2

REMAX
PROPERTY

GROSS INTERNAL AREA
FLOOR 1: 43.94 m², FLOOR 2: 47.95 m²
TOTAL: 91.89 m²

(NOTES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY)

Matterport



RE/MAX Property

Remax Property, Remax House – EH54 6TS

01506
418555

• livingston@remax-
scotland.homes

• www.remax-scotland.net/estate-agents/livingston/property-for-sale/property/any-bed/all-location



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. Covered by Consumer Protection from Unfair Trading Regulations 2008.