



RE/MAX Property



17 Millbank Place, Uphall, EH52 5DU.



A fantastic first floor duplex apartment, ideally located close to local amenities and featuring a charming garden with views over the river. This walk in condition home offers generous living space throughout and is perfectly suited to an individual, couple, or investor alike. Lorna MacDonald and REMAX Property are delighted to present this excellent property in Millbank Place, Uphall.

Uphall boasts a great selection of local amenities, including independent shops, restaurants, and a popular butcher. Nearby Broxburn adds even more convenience, offering additional shopping options and leisure facilities such as a sports centre. The area is well served for families, with both primary and secondary schooling available.

Livingston is just a short drive away, providing extensive retail opportunities at The Centre and the Designer Outlet. Ideal for commuters, the location offers easy access to the central Scotland motorway network, Uphall Train Station is within walking distance, and Edinburgh Airport can be reached in minutes by car.

Entrance Hallway

Access to the property is gained from the rear of the building and up to the first floor, through a part glazed upvc front door. The modern décor sets the tone from the outset, with fresh white walls and wood effect laminate flooring. The hallway also benefits from a built in storage cupboard. A ceiling light, downlights, radiator, smoke detector, and convenient power points complete this welcoming entrance area.

Kitchen Diner

5.040m x 3.819m (16'06" x 12'06")

The kitchen is fitted with a range of wall and base units in a sleek white gloss finish, complemented by black worktops and classic white metro tiled splashbacks. The space is stylishly presented with white painted walls and laminate flooring. Appliances included in the sale are an under counter oven, four ring gas hob, stainless steel extractor hood, under counter fridge and freezer, dishwasher, washing machine, and tumble dryer.

The sink area features a stainless steel sink with half bowl and drainer, paired with a mixer tap. Dual aspect windows to the rear and side of the property allow plenty of natural light to fill the room. Downlights, a heat detector, radiator, and power points finish this well equipped room.

Rear Hallway

The neutral décor continues with painted walls and laminate flooring. Two built in cupboards offer excellent additional storage. A ceiling light and smoke detector complete this area.

Lounge

3.815m x 3.772m (12'06" x 12'04")

Finished with soft carpeting and fresh white painted walls, this room enjoys excellent natural light from the front facing windows. A built in press cupboard offers useful storage and display space. The room is further enhanced by downlights, a radiator, a smoke detector, and conveniently placed power points.

Bedroom Two

2.570m x 2.282m (8'05" x 7'05")

This charming room boasts white painted walls beautifully complemented by laminate flooring. A front facing window allows natural light to brighten the space, enhanced by a downlights for additional illumination. A radiator ensures warmth and power points add practicality.

Living Level Toilet

1.941m x 0.893m (6'04" x 2'11")

An essential room for modern day living, which has been decorated with white painted walls and black tile flooring. The suite comprises of a close coupled toilet and a cloak room vanity sink. A window to the side allows natural light into the space. There are downlights and a radiator to finish off the room.

Stairs and Landing

The décor flows seamlessly, with carpeted stairs and landing beautifully complemented by white painted walls. Thoughtful finishing touches include downlights, a smoke detector and power points.

Primary Bedroom

3.111m x 4.256m (10'02" x 13'11")

A fantastic room, finished with white painted walls and fitted carpet. Rear facing Velux windows draw in plenty of natural light, complemented by modern downlighting. Built in eaves cupboards offer useful storage space. A radiator and conveniently placed power points complete this bright room.

Wardrobe

1.967m x 1.592m (6'05" x 5'02")

The open wardrobe is accessed directly from the bedroom and is finished with continued carpeting and white painted walls. A rear facing Velux window brings natural light into the space, complemented by a ceiling light. The area is fitted with hanging and shelving units for practical storage, along with additional eaves storage.

Bathroom

2.359m x 4.657m (7'08" x 15'03")

A wonderful bathroom featuring a four piece suite, including a shower cubicle with black marble effect wet wall panelling, fitted with a mains waterfall shower and separate handheld attachment. The suite also comprises a white gloss vanity unit with integrated sink, a close coupled toilet, and a bath finished with sleek black tiling.

The space is styled with red tiled walls and black wood effect laminate flooring. Three rear facing Velux windows flood the room with natural light, while downlights, an extractor fan, and a radiator complete this impressive bathroom.

Garden

Private parking, including an allocated space, is located to the side of the property. To the rear, a generous and secluded shared garden offers a peaceful outdoor retreat. The garden is mainly laid to lawn, bordered by hedging at the front and enhanced with mature trees and planting throughout. The lower level of the garden enjoys lovely views over the river and features a paved seating area, perfect for relaxing. A shared storage area is also available.

Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

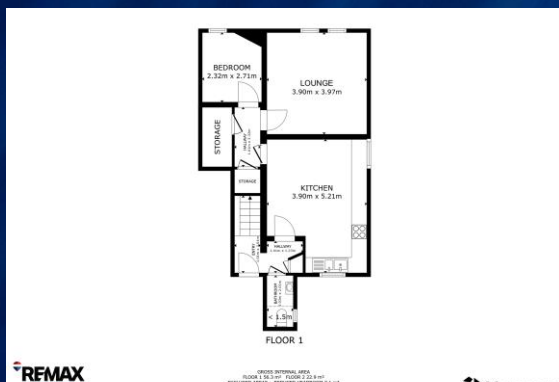
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





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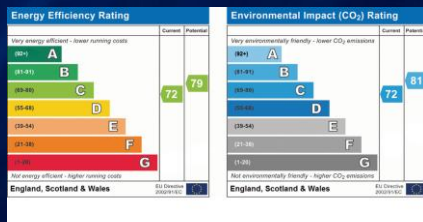


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