







Derrick Mooney & RE/MAX Property are delighted to welcome you to this stunning four bedroom detached house, set on a desirable corner plot, offers spacious and versatile accommodation ideal for modern family living. The welcoming entrance hall leads to a generously proportioned lounge and a contemporary fitted kitchen, complemented by a separate dining area that provides an excellent space for entertaining or could be used as a 5th bedroom. The property benefits from an integral garage with driveway. The primary bedroom features a stylish en-suite shower room, while three further well-appointed bedrooms and a modern family bathroom complete the first floor. The fully enclosed south facing rear garden ensures privacy and is perfect for relaxing or spending time with family. Situated in a sought after location, this home is within walking distance to Uphall Train Station, offering excellent transport links for commuters.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Uphall boasts a great selection of local amenities, including independent shops, restaurants, and a popular butcher (Lawsons). 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 the 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.



### **Lounge**

15' 8" x 14' 7" (4.78m x 4.44m)

A spacious family lounge featuring a focal electric fireplace and a bay window with pleasant views over the rear garden, offering an ideal space for everyday family living.

### **Kitchen**

11' 1" x 9' 7" (3.39m x 2.92m)

Generous contemporary kitchen with extensive wall and base cabinetry and a window enjoying views to the fully enclosed rear garden.

### **Dining Room/5th Bedroom**

10' 0" x 9' 5" (3.06m x 2.88m)

This well-proportioned dining room, which could also serve as a fifth bedroom, features neutral decoration, attractive laminate flooring, and a window to the front with views across the garden and private driveway.

### **Utility Room**

5' 11" x 5' 6" (1.81m x 1.67m)

Practical utility room fitted with a sink, base and wall units, offering excellent storage and workspace with a door to exit to the side garden.

### **Primary Bedroom**

13' 7" x 10' 10" (4.14m x 3.30m)

Generous primary bedroom with a front aspect window, three internal cupboards for excellent storage, and private access to the en-suite

### **En-Suite**

11' 11" x 5' 1" (3.63m x 1.55m)

A stylish en-suite shower room with a large walk-in shower, wet wall panelling, WC and basin, large mirror, and chrome heated towel radiator.





**Double Bedroom**

10' 9" x 9' 11" (3.27m x 3.01m)

An impressive double bedroom featuring a triple internal cupboard, soft plush grey carpet, and a large rear-facing window overlooking the garden.

**Double Bedroom**

10' 9" x 7' 2" (3.27m x 2.19m)

A well-proportioned double bedroom with neutral décor, grey carpeting, and a rear-facing window allowing for ample natural light

**Family Bathroom**

9' 1" x 7' 11" (2.77m x 2.41m)

Excellent sized family bathroom fitted with a bath and overhead hand-held shower, separate shower enclosure, basin, toilet, chrome heated towel radiator, downlights, and a large mirror, offering a bright and functional space.

**Double Bedroom**

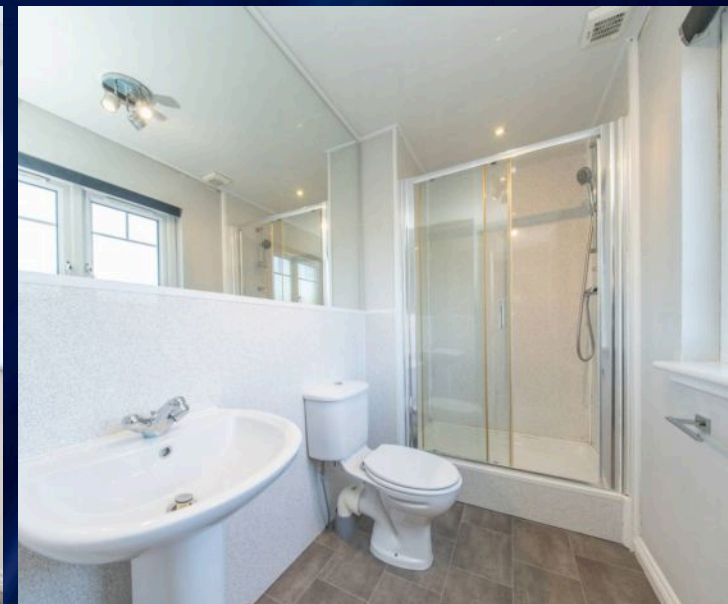
10' 9" x 7' 2" (3.27m x 2.19m)

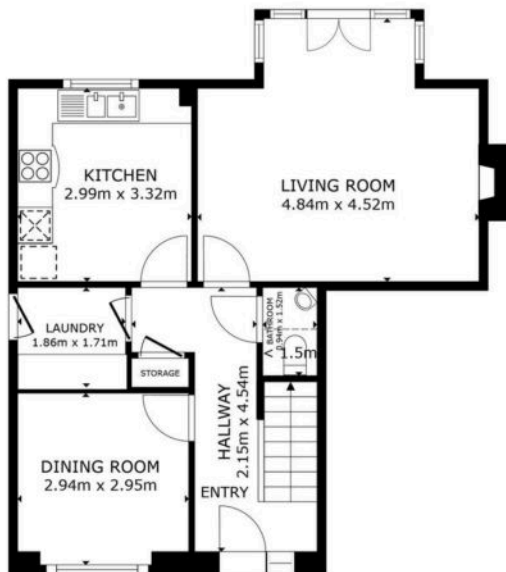
A double bedroom finished in neutral décor with grey carpeting and a rear-facing window overlooking the fully enclosed garden.

**Vestibule**

A wide welcoming vestibule providing access to the dining room, lounge, utility room, WC, and staircase leading to the upper level, which comprises four double bedrooms and a family bathroom.

Factor Fee £330 per year.





FLOOR 1



GROSS INTERNAL AREA  
FLOOR 1 53.3 m<sup>2</sup> FLOOR 2 64.2 m<sup>2</sup>  
EXCLUDED AREAS : REDUCED HEADROOM 0.7 m<sup>2</sup>  
TOTAL : 117.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1 53.3 m<sup>2</sup> FLOOR 2 64.2 m<sup>2</sup>  
EXCLUDED AREAS : REDUCED HEADROOM 0.7 m<sup>2</sup>  
TOTAL : 117.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







## RE/MAX Property

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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.

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