



West Lothian | Loaninghill Park | Offers Over £190,000

An abundance of space for the whole family to relax and enjoy, with 5 bedroom, 2 reception rooms and superb outdoor space this family home has it all.



Nestled in the heart of Uphall, 33 Loaninghill Park presents a splendid semi-detached family abode, exuding ample space to flourish. This five-bedroom residence beckons families to settle into its welcoming embrace, offering a seamless blend of comfort and convenience in the delightful West Lothian locale.

Upon entering, you are greeted by an entrance hallway, complete with durable laminate flooring and useful under-stair storage, leading to the main living areas. The lounge, drenched in natural light, overlooks the rear garden, boasting generous proportions and neutral decor, creating a tranquil retreat for relaxation and family time.

The kitchen, thoughtfully designed features an integrated oven, low-level hob, and microwave, and space for a free-standing washing machine, dryer, and fridge/freezer which are all included within the sale price (no warranty). Well equipped with a wide range of base and wall units. Adjoining this is the dining room, a convivial space with additional storage and direct access to the garden, ideal for hosting gatherings and creating memories.



On the ground floor, Bedroom 4 offers flexibility as a sizable double, a cosy second sitting room, or a secluded office space. The adjacent wet room, tiled in blue, adds a touch of colour and completes the downstairs facilities.

Ascend to the first floor, where four additional bedrooms await, including an expansive master with fitted wardrobe and an adjoining study, a potential walk-in closet. Two further double bedrooms, one with built-in storage, and a well-proportioned single room, cater to the needs of a growing family. The family bathroom, featuring a three-piece suite, rounds off the interior. Gas heating and double glazing ensures all year-round comfort.

Externally, the front garden showcases a lush lawn adorned with plants, while a paved path leads to both the front door and a secure rear garden. Here, an enclosed space with timber fencing provides a safe haven for children and pets, complete with a lawn, patio, sleeper planters and a summer house.



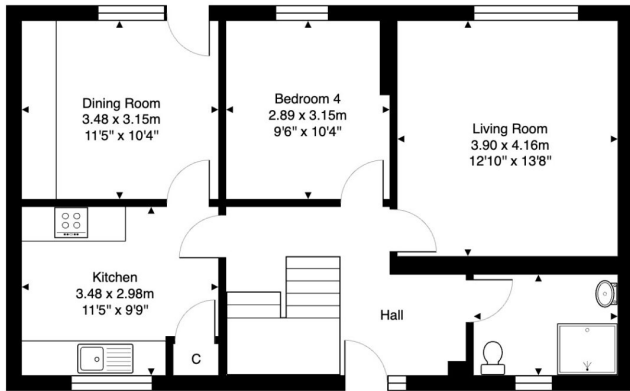


Extras: Floor coverings, light fittings, window fittings, integrated oven, hob, microwave, free-standing washing machine, dryer and fridge/freezer (no warranty) and summer house.

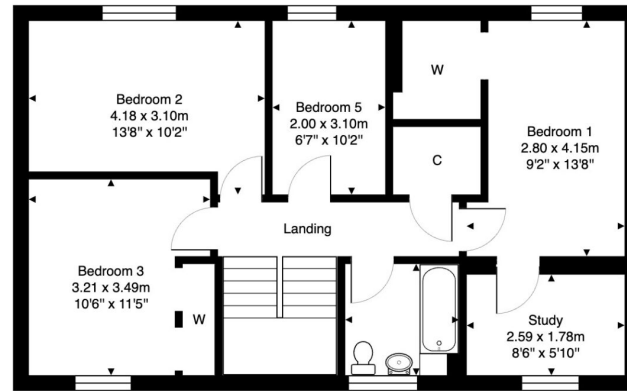
Location: Nestled within the heart of West Lothian, Uphall exudes a tranquil charm while offering a convenient proximity to both urban amenities and breath-taking natural landscapes. The nearby Union Canal offers opportunities for scenic walks or peaceful boat rides, while the looming presence of the Pentland Hills provides a dramatic backdrop for outdoor adventures. Uphall offers excellent amenities including nearby local nurseries, primary and secondary schools and medical facilities including doctors surgeries and dentists. It is well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh - both of which offer International Airports. Uphall Station is also served by a mainline railway station giving access to Edinburgh and Glasgow. It is less than three miles from Livingston town where you can find a wide range of shops, eateries and shopping centres.



33 Loaninghill Park, Uphall, EH52 5EB



Ground Floor



First Floor

Total Area: 132.4 m² ... 1425 ft²

All measurements are approximate and for display purposes only.



All Enquiries

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