



## Uphall | Loanfoot Road | Offers Over £185,000

A beautifully presented three-bedroom semi-detached family home with modern upgrades, spacious living areas, and an inviting garden, perfect for comfortable living and entertaining.



Nestled within the heart of Uphall, West Lothian, 12 Loanfoot Road presents a superb opportunity for families seeking a blend of comfort and convenience. This delightful three-bedroom semi-detached property stands proudly on a substantial plot, offering spacious and move-in ready accommodation with fresh neutral decor and quality flooring throughout.

Upon entering, the front door opens to an impressive entrance hallway, offering a warm and welcoming first impression. This well-lit space, thanks to the window to side provides access to the lounge, kitchen, and bathroom. The hallway features a practical under-stair storage cupboard, perfect for tucking away household essentials. Additionally, the staircase leads gracefully to the upper landing, creating a sense of flow and connectivity throughout the home. The lounge is a generously proportioned and inviting space, bathed in natural light from its large front-facing window, which enhances the bright and airy ambiance. Thoughtfully designed for relaxation, it offers a comfortable setting perfect for unwinding after a long day. The neutral decor provides a versatile backdrop, allowing new owners to add their personal touch with ease, while the laminate flooring adds a sleek and modern finish. This room is both functional and stylish, making it an ideal spot for family gatherings, quiet evenings, or entertaining guests.



The kitchen/diner has been tastefully upgraded with modern light grey base and wall units, complementing worktops and splashback tiles, integrated appliances, and space for additional white goods. This practical and stylish space is finished with a tiled effect laminate floor and a door leading to the garden, ideal for a family's dining needs.

The family bathroom is both stylish and functional, featuring a white three-piece suite with a shower above the bath, wet wall panelling, and complementing grey vinyl flooring.

Upstairs, each of the three double bedrooms is thoughtfully designed to combine comfort and functionality. Each room features built-in storage solutions, offering ample space to neatly organise clothing and personal belongings, while still providing plenty of room to accommodate additional furniture. The upper hallway is equally practical, providing access to a convenient hatch leading to the loft space, ideal for extra storage. The thoughtful design of this level ensures a balance of style, comfort, and functionality throughout.



The exterior of the property is equally impressive, offering a variety of outdoor spaces designed to suit both relaxation and practicality. At the front, a fully enclosed garden provides a welcoming entrance, featuring a well-maintained chipped area and paved pathway. To the side, a spacious lawn area presents exciting potential for conversion into a driveway (subject to the necessary consents), offering a valuable opportunity to enhance the property's functionality. At the rear, the garden combines paved and grassed sections ideal for outdoor seating or entertaining. The overall layout ensures privacy, versatility, and a strong connection to outdoor living.

Benefiting from gas heating and double glazing throughout, this property is well-placed for motorway links, making it an ideal choice for commuters.

12 Loanfoot Road is more than just a house; it's a wonderful family home waiting to be filled with new memories.



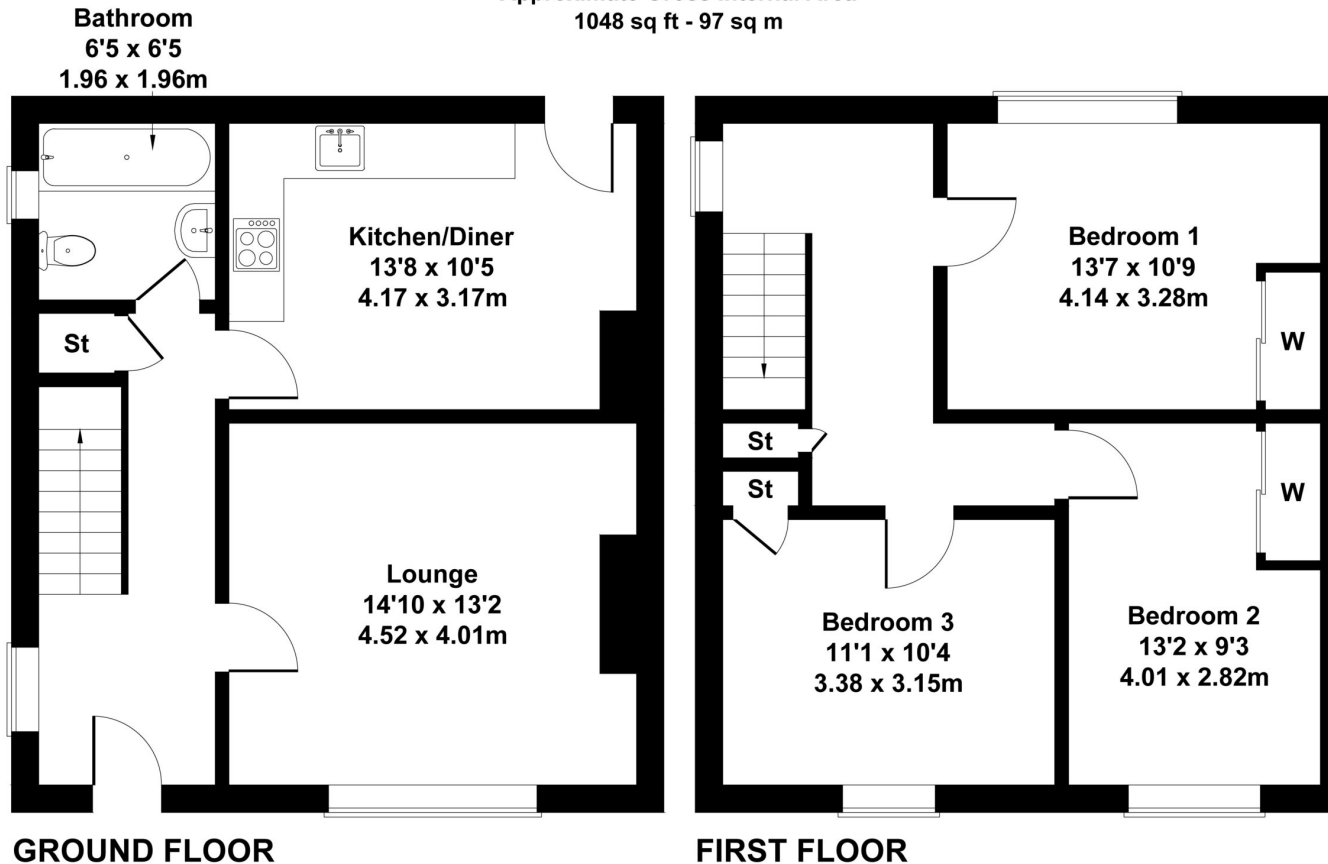
Extras: All floor coverings, window fittings, light fittings, integrated oven, hob, hood, free-standing washing machine and garden shed.

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.



## 12 Loanfoot Road, Uphall

Approximate Gross Internal Area  
1048 sq ft - 97 sq m



Not to Scale. Produced by The Plan Portal 2024  
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