



## West Lothian | Craigengar Avenue | Offers Over £310,000

A stunning, move-in-ready four-bedroom detached home with elegant finishes, spacious interiors, and a private garden featuring a fabulous log cabin-perfect for modern family living.



Immerse yourself in the charm of 40 Craigenar Avenue, a stunning, detached family residence nestled in the heart of Uphall, West Lothian. With its spacious layout, elegant finishes, and move-in-ready appeal, this exceptional property is perfect for modern family living.

With four substantial bedrooms and four well-appointed bathrooms, this property merges comfort with elegance. The home welcomes you with an attractive exterior, complete with a double driveway leading to an integral garage fitted with power and light, perfect for your vehicles and storage needs.

Upon entering, you're greeted by the hallway with access to a cloakroom and the lounge. The lounge is front-facing, flooded with natural light and dressed in fresh, neutral decor, providing a tranquil space for relaxation. Adjacent to the lounge, the dining room features French doors that open onto the delightful gardens, ideal for alfresco dining or entertaining guests.



The beautifully upgraded kitchen serves as a stylish and functional centrepiece, featuring sleek base and wall units, premium finishes, and high-spec integrated appliances. A separate utility room complements the kitchen's design and offers external access along with a convenient entry to the garage.

Ascending the carpeted staircase, the upper floor reveals four impressive bedrooms. The master suite boasts fitted wardrobes and a beautifully upgraded en suite, featuring elegant, tiled walls for a fresh, modern finish. The second bedroom, another spacious double, benefits from built-in storage and access to yet another shower room. The third bedroom is a generous double, offering ample space for free-standing furniture, while the fourth bedroom is another well-proportioned room, finished in soft white tones and overlooking the garden. The family bathroom completes the upper level, showcasing a contemporary three-piece suite with crisp white tiling.

Outside, the fully enclosed rear garden is a private oasis, featuring a well-manicured lawn and two paved patio areas-perfect for outdoor dining, play, or relaxation. A standout feature is the exceptional log cabin, fitted with power and lighting, offering a fantastic space for entertaining, a home bar, an office, TV room or a personal retreat.

Additional features include gas central heating, double glazing, and a high-quality finish throughout, ensuring year-round comfort and efficiency.

This remarkable home at 40 Craigenar Avenue offers the perfect blend of space, style, and sophistication-ready for you to move in and create lasting memories.



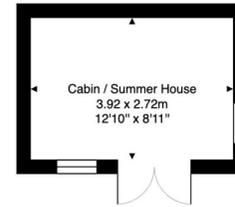
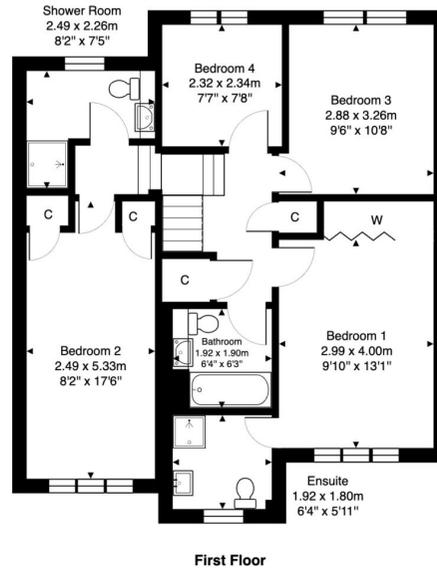
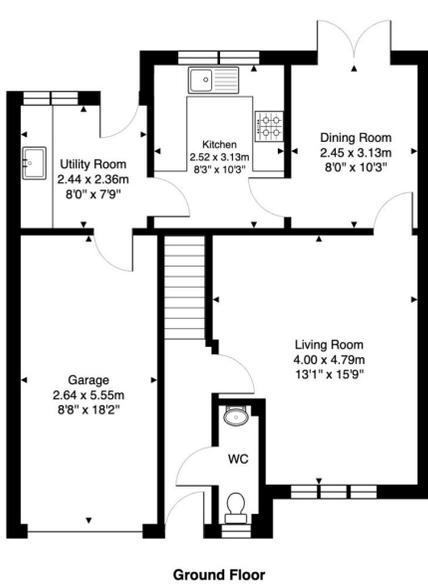


Extras: Floor coverings, light fittings, blinds in the dining room, kitchen, lounge, bedroom 1 & 2, curtains in bedroom 1 & 2, integrated oven, hob, hood, dishwasher, undercounter fridge and freezer and the outdoor cameras.

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.



40 Craigengar Avenue, Uphall, EH52 5SR



Total Area: 138.6 m<sup>2</sup> ... 1492 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



### All Enquiries

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