



## Uphall | Craigengar Avenue | Offers Over £220,000

Fantastic 3-bedroom semi-detached home on a great corner plot, offering modern interiors, driveway, and a fully enclosed garden-ideal for family living.





This move-in ready gem in Uphall is sure to impress - set on a generous corner plot within a popular development built by Persimmon Homes, it offers the perfect blend of style, space, and location.

Enjoying fantastic kerb appeal thanks to its pretty exterior, well-maintained frontage, and neatly laid front lawn, this home is an ideal choice for families, first-time buyers, or anyone seeking a stylish and comfortable place to call home.

Tucked in the heart of Uphall - a sought-after village known for its strong community spirit, excellent commuter links, and close proximity to amenities and green spaces - the location ticks every box for convenience and lifestyle.

The property opens with a welcoming entrance vestibule, leading to a bright ground-floor cloakroom fitted with a modern white WC and wash hand basin, complete with a front-facing window. From here, a carpeted hallway-with new carpet fitted in February 2025 leads to the main living areas, with a staircase to the upper level.



The lounge is bright, spacious, and tastefully decorated in fresh neutral tones. A striking electric fire with a stylish surround adds a cosy focal point, ideal for relaxing evenings. The lounge carpet was upgraded in June 2024, enhancing the fresh feel of this inviting space. A door leads into the kitchen/dining area, allowing for a natural flow between the rooms while keeping clearly defined zones.

The kitchen/diner, upgraded in 2022, is sleek and modern, featuring white high-gloss base and wall units, tile-effect laminate flooring, and contemporary wet wall splashbacks. Two rear-facing windows flood the space with natural light. Integrated appliances include an oven, hob, hood, and dishwasher. The sale also includes a freestanding fridge/freezer and washing machine. A handy under-stairs storage cupboard adds extra functionality, and a door opens out to the rear garden.

Upstairs, you'll find three well-proportioned and beautifully presented bedrooms - all carpeted, with new carpets fitted in winter 2023. The main bedroom, overlooking the front, is a generous double with fitted mirrored wardrobes and a calming, neutral palette. The second and third bedrooms offer versatile options for children, guests, or working from home.

The family bathroom features a crisp white three-piece suite, including a shower over the bath, complemented by white tiled splashbacks and a tiled floor - creating a clean and modern finish.

Externally, the spacious corner plot offers generous outdoor space. The front garden is laid to lawn, and the substantial driveway to the side provides off-street parking for multiple vehicles - a real bonus for busy households or visitors. The rear garden is fully enclosed, laid to lawn with a paved patio - perfect for alfresco dining, entertaining, or safe play for children and pets. The property also owns a chipped area to the left-hand side, adding further flexibility for outdoor use or additional parking potential.





Additional highlights include gas central heating, double glazing, excellent internal storage including a shelved cupboard housing the water tank on the upper landing, and loft access for additional storage potential.

This is a fantastic opportunity to secure a stylish, move-in ready home on a prime corner plot in one of West Lothian's most desirable villages. Early viewing is highly recommended to fully appreciate all this property has to offer.

Extras: floor coverings, blinds, curtains, white goods (no warranty) and the electric fire and surround.

The furniture, garden shed and garden furniture are available by a separate negotiation.

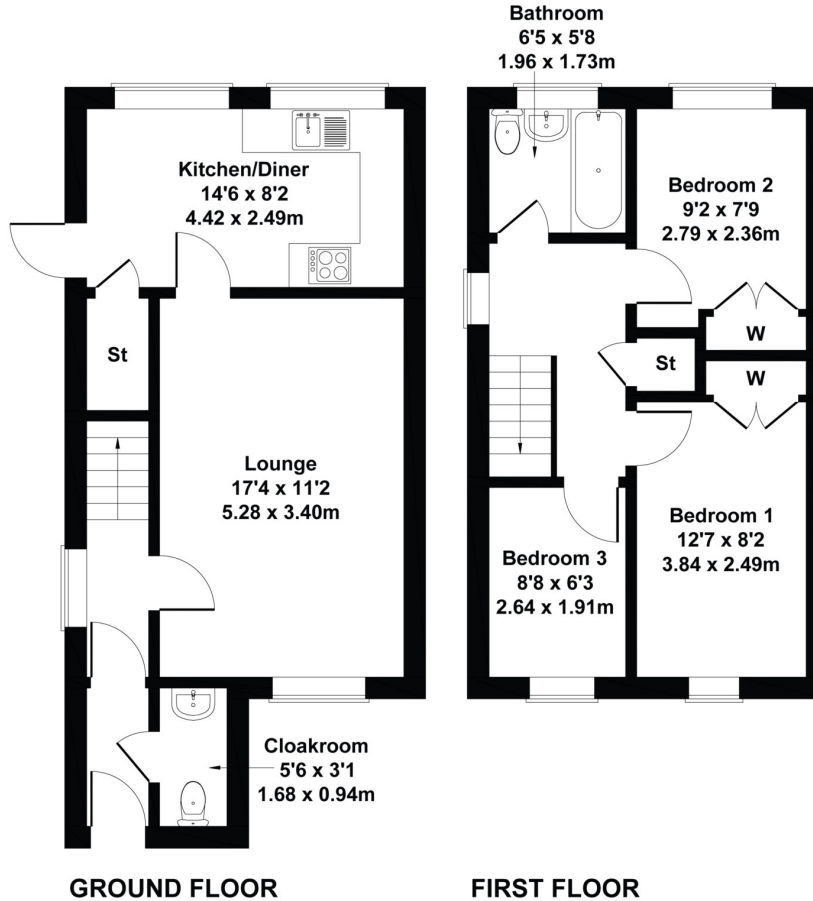
Location: Nestled within the heart of West Lothian, Uphall exudes a tranquil charm while offering a convenient proximity to both urban amenities and breath-taking natural landscapes. The nearby Union Canal offers opportunities for scenic walks or peaceful boat rides, while the looming presence of the 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.





## 1 Craigengar Avenue, Uphall

Approximate Gross Internal Area  
798 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2025  
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