



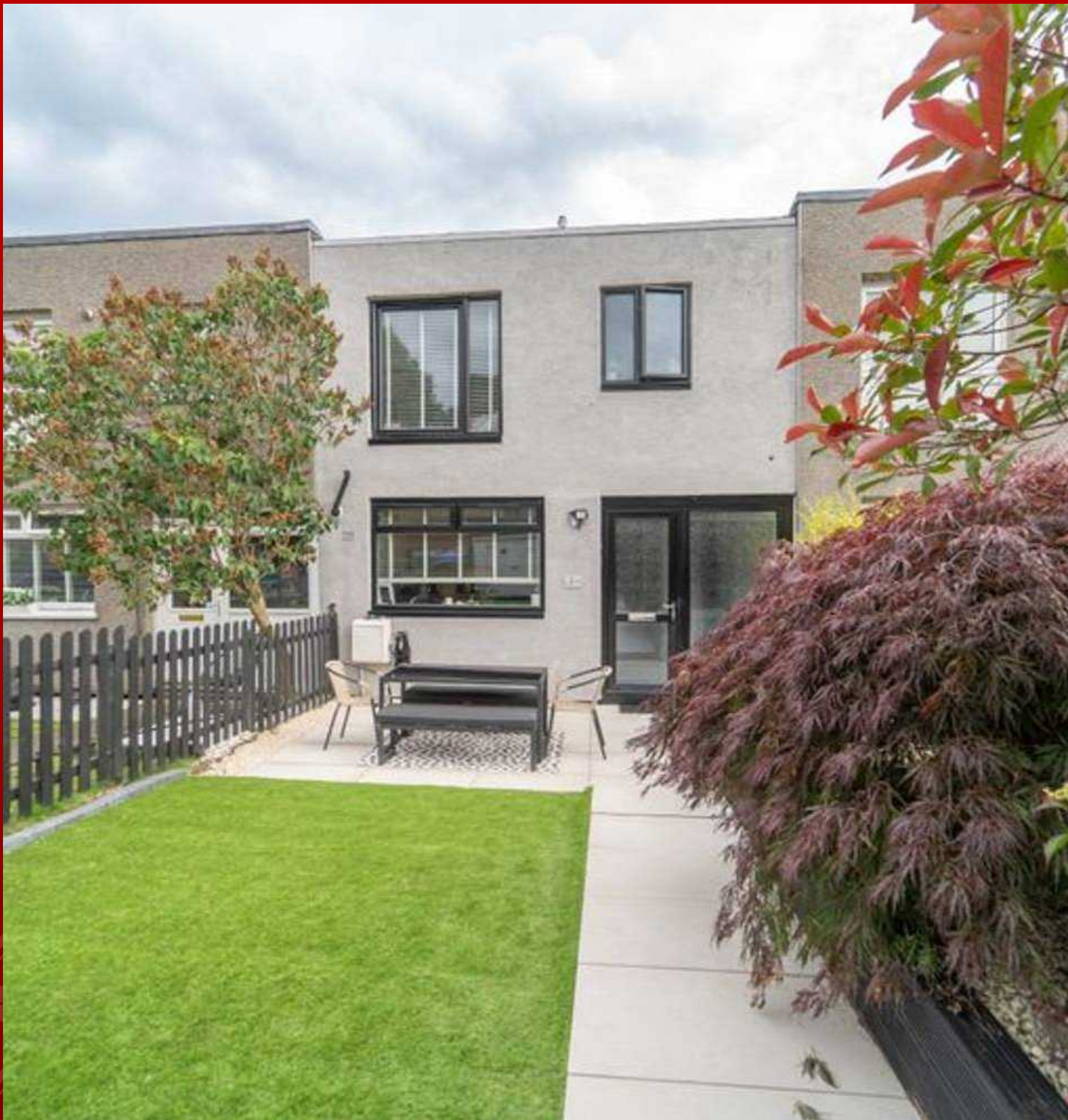
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23 Carledubs Crescent, Uphall

In Excess of £150,000



RE/MAX
Estate



23 Carledubs Crescent

Uphall, Broxburn

Carol Lawton & RE/MAX Estate's presented a spacious, newly decorated interior with modern amenities. Features lounge, kitchen with splashback tiling, bedrooms with new carpets, bathrooms with stylish tiles. Rear garden with a porcelain paving, patio area, front garden with decking and gated lawn.

Council Tax band: B

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Rear Hall

11' 11" x 6' 9" (3.64m x 2.05m)

The rear hall is bathed in natural light, thanks to a glazed rear door and window. It features laminate flooring, a radiator for warmth, and central lighting that illuminates the space effectively. This area provides access to the kitchen, rear garden, upper level, and lounge, ensuring convenient connectivity throughout the home.

Bathroom

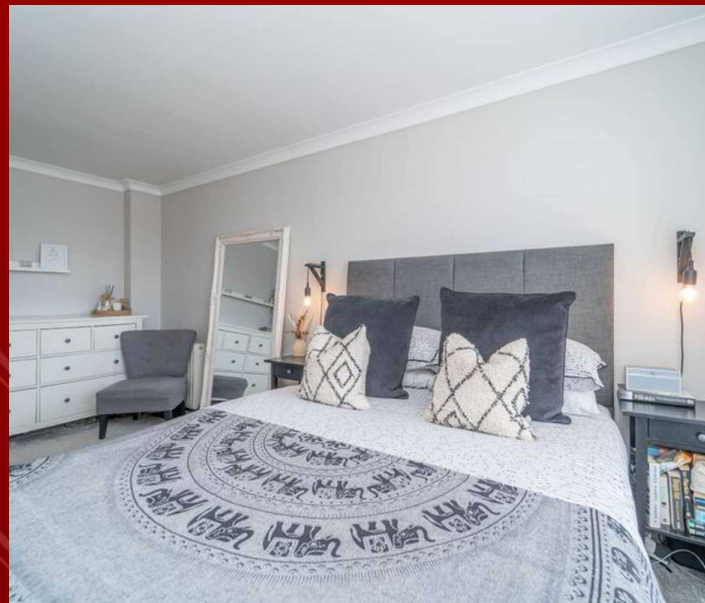
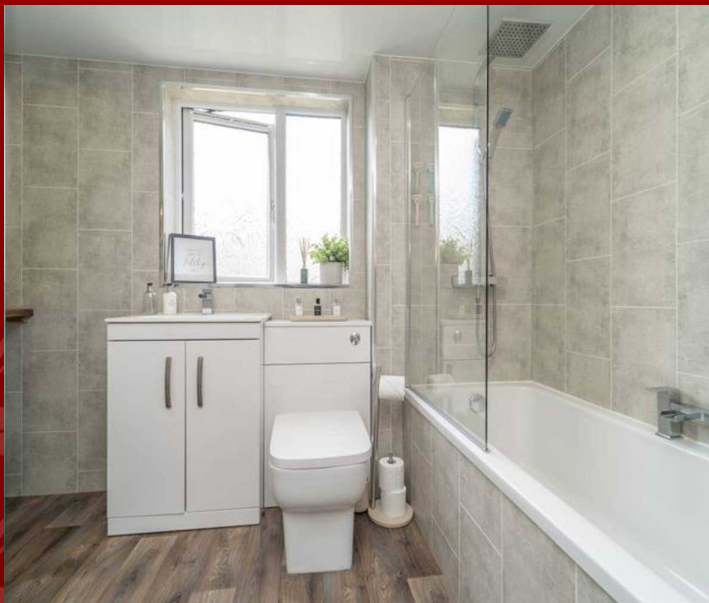
10' 2" x 9' 6" (3.10m x 2.90m)

This beautifully modern and stylish bathroom features tiled walls and a built-in vanity area, illuminated by spotlights in the ceiling. It includes a heated towel rail and laminate flooring for added comfort. The bathroom showcases a modern high gloss vanity sink and WC, complemented by a bath equipped with waterfall taps and an overhead rain shower. A second handheld shower is also included, complete with a sleek glass shower screen, offering both functionality and contemporary elegance.

Bedroom One

15' 9" x 8' 5" (4.80m x 2.57m)

This spacious master bedroom boasts new carpet flooring and features a radiator for comfort. It is adorned with elegant feature wall lights that add a touch of ambiance. There is ample space for free-standing furniture, allowing for personalized arrangement and storage. The room has been newly decorated, presenting a fresh and inviting atmosphere.





Bedroom Two

12' 9" x 8' 9" (3.89m x 2.67m)

This beautifully sized double bedroom offers a front view, showcasing new carpets that add a touch of comfort. It is illuminated by central spotlights, enhancing the ambiance of the room. The bedroom features new decor that complements its fresh look and includes a radiator for added warmth and comfort.

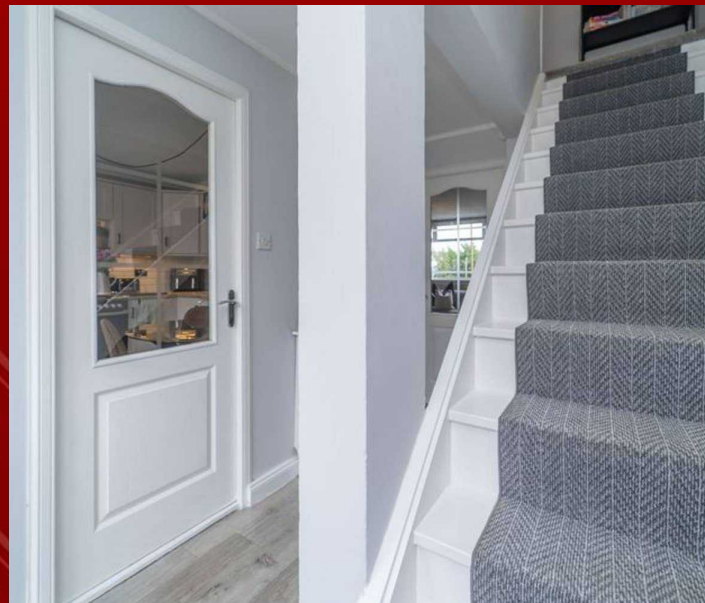
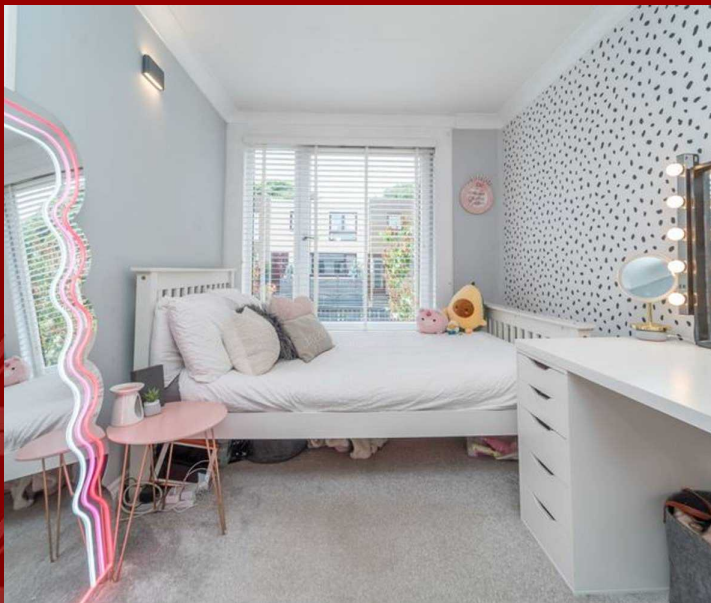
Bedroom Three

11' 10" x 7' 5" (3.61m x 2.26m)

This third double bedroom features modern wall lighting that enhances its contemporary appeal. It includes a fitted wardrobe for convenient storage and enjoys ample natural light from a large rear window, creating a bright and airy atmosphere. The room is equipped with a radiator for warmth and comfort, complemented by carpet flooring that adds to its cozy ambiance.

Entrance Hall

This lovely, welcoming hallway features a central light fixture and laminate flooring, creating a warm and inviting entrance. It provides access to the lounge, which includes a very large under stair storage cupboard for added convenience. The hallway is enhanced by a new front door, adding to the modern and functional appeal of the space.





Lounge

15' 11" x 13' 11" (4.86m x 4.24m)

This beautifully decorated lounge, recently refurbished, offers ample space for free-standing furniture and features delightful views overlooking the garden. It boasts new laminate flooring, enhancing its modern appeal, along with two striking central light fixtures and radiators that provide both ambiance and warmth.

Kitchen Breakfast Room

12' 1" x 10' 3" (3.68m x 3.12m)

This generously sized kitchen breakfast room offers ample space for a table and chairs, complemented by stylish splashback tiling and plentiful food storage cupboards. It features central lighting that illuminates the space effectively. There is room for an American fridge freezer, alongside a gas cooker with oven, a stainless steel sink with a mixer tap, and new blinds that add a fresh touch to the decor. The kitchen benefits from a newly tiled floor and includes provisions for a washing machine, making it both functional and aesthetically pleasing.



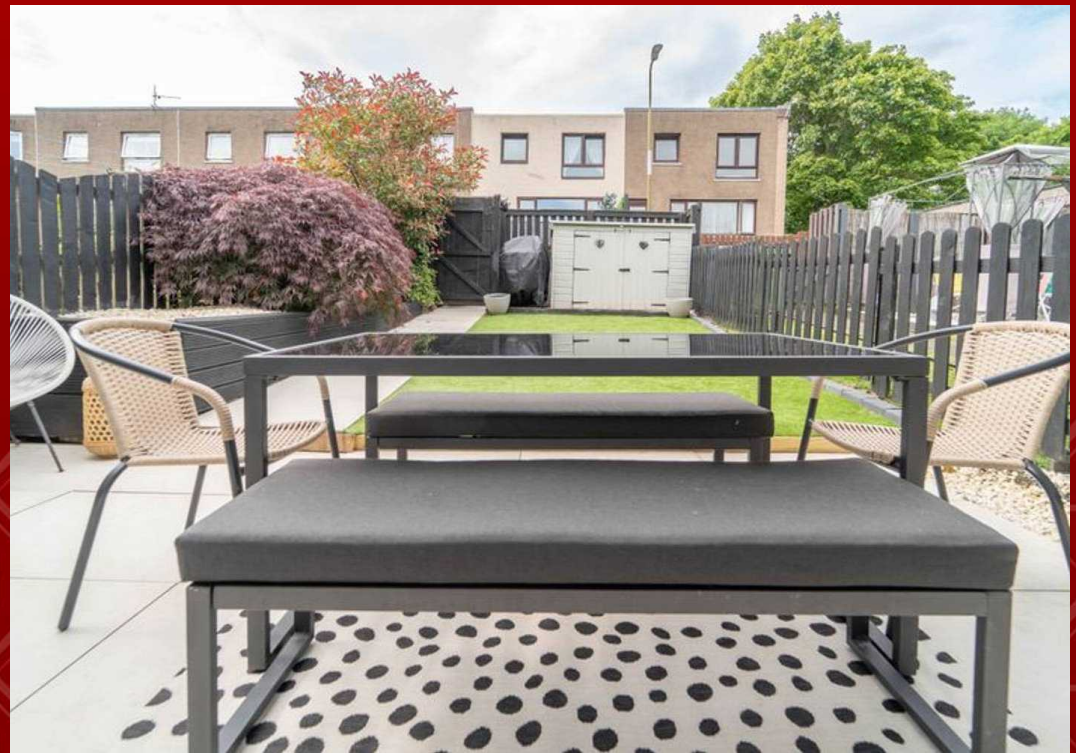


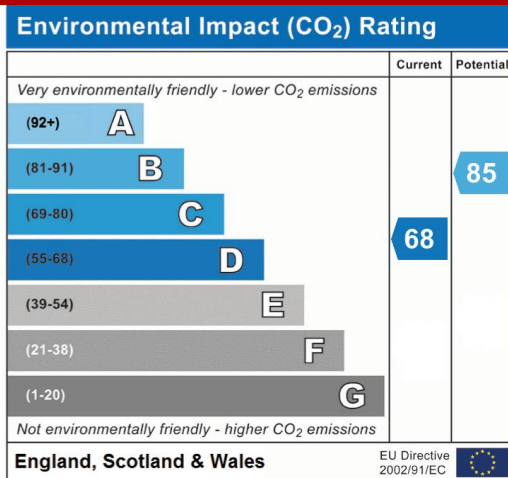
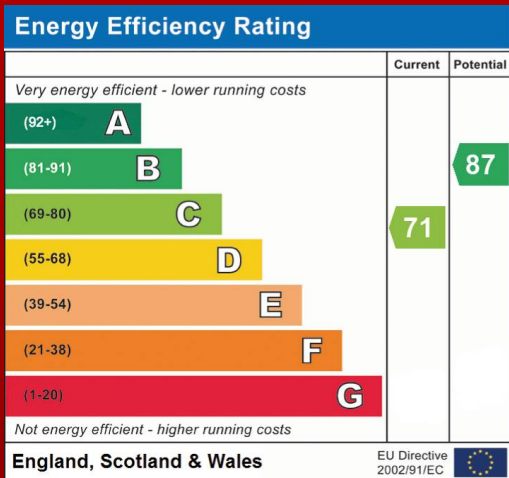
REAR GARDEN

The rear garden is truly lovely, featuring mature trees and shrubs along with a border area that adds natural charm. It includes porcelain paving and a patio area, perfect for outdoor seating and entertaining. A border area with chipping stones enhances the garden's aesthetic appeal, while an outside tap adds practicality. Additionally, there's a rear gate leading to an artificial lawn area, providing a low-maintenance space ideal for relaxation and play.

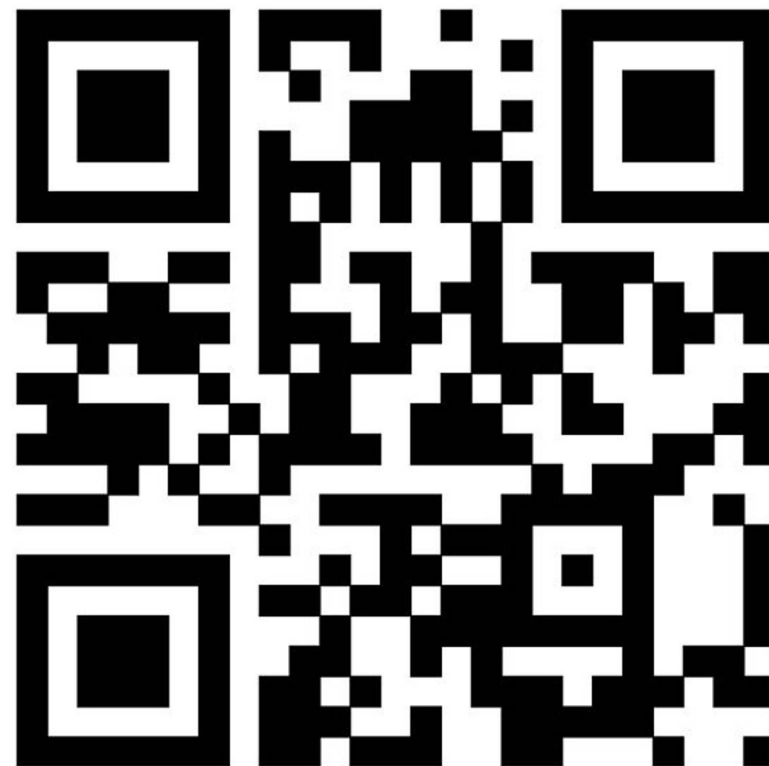
FRONT GARDEN

This lovely front garden features a spacious decking area, ideal for outdoor seating and enjoying the surroundings. It includes a path leading to the front door, enhancing accessibility and curb appeal. A good-sized lawn adds greenery and charm, complemented by the garden being fully enclosed with a gate, ensuring privacy and security for residents.

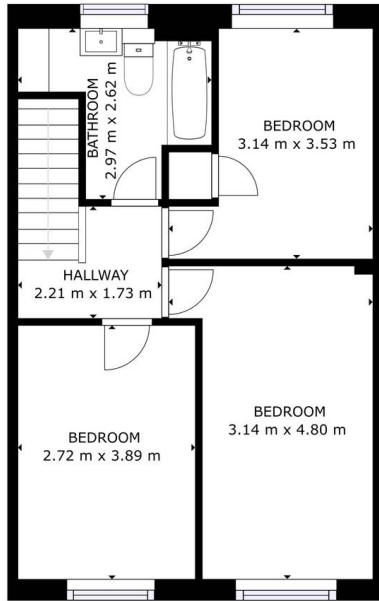




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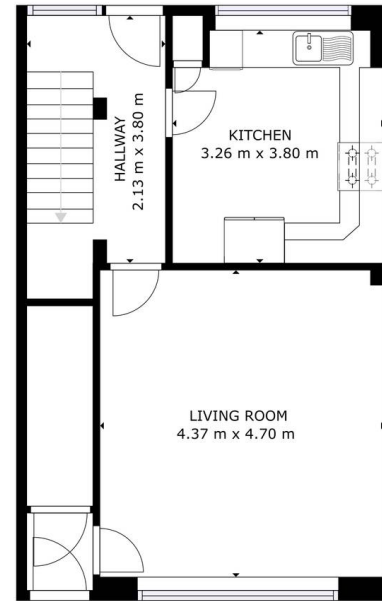


FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 48.3 m², FLOOR 2: 47.96 m²
 TOTAL: 96.26 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 48.3 m², FLOOR 2: 47.96 m²
 TOTAL: 96.26 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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