



21 Ecclesmachan Road, Uphall

Offers Over £399,000



RE/MAX
Estate



21 Ecclesmachan Road

Uphall, Broxburn

Stunning semi-detached 4-bed property in Ecclesmachan. Luxury interior, modern kitchen/diner, spacious rooms, beautiful lounge, front/rear gardens, garage, and driveway
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Entrance Hallway

The grand main entrance hall exudes timeless charm, featuring a front-facing sash-style window, an original glazed window above the main door, giving natural light. The beautifully crafted oak-look laminate flooring complements the hall's original features, including a hand-crafted Edinburgh press. This impressive hall provides access to Bedroom 1, Bedroom 2, the lounge, bathroom, kitchen, and the upper level, while a radiator ensures year-round comfort. A perfect blend of character and functionality, this hall sets the tone for the rest of the home.

Lounge

16' 7" x 13' 4" (5.05m x 4.06m)

This comfortable and inviting lounge offers a warm and relaxing ambiance, featuring two rear-facing windows that provide delightful views of the gardens. The plush carpeted flooring adds a sense of cosiness, complemented by neutral decor and a central light fitting that enhances the room's charm. A radiator ensures warmth, while the high ceilings retain the original cottage feel. The true showstopper, however, is the newly fitted wood-burning stove, which serves as a stunning focal point and adds both character and practicality to this beautifully designed space.

Kitchen/Diner/Family Room

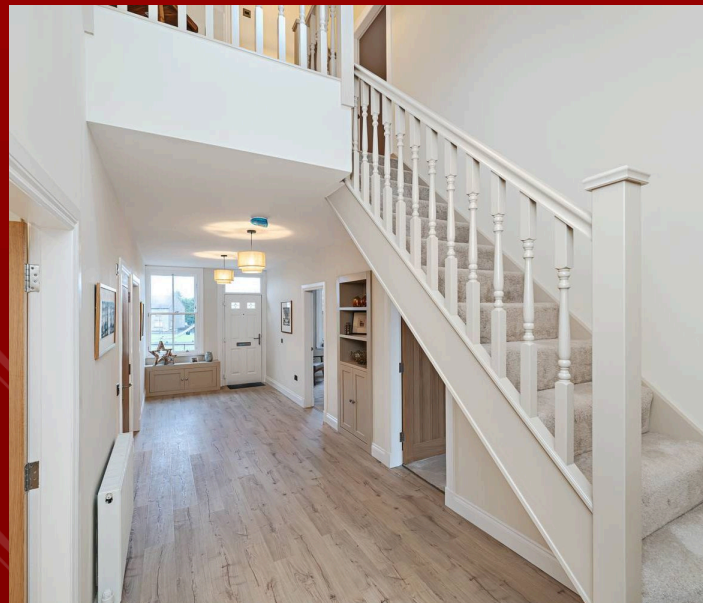
17' 9" x 13' 0" (5.41m x 3.97m)

This luxurious kitchen-diner offers stunning garden views through a large window and French doors, filling the space with natural light. Outfitted with modern appliances—induction hob, integrated fridge-freezer, dishwasher, heat pump tumble dryer, washing machine, and double oven with grill—it features a composite sink, modern mixer tap, and a worktop with a breakfast bar. Ample storage ensures a clean, clutter-free space. Ceiling spotlights and stylish pendant lights enhance the atmosphere, while the spacious dining area and cozy family zone with a comfortable sofa make it perfect for family living and entertaining.

Primary Bedroom

13' 9" x 12' 0" (4.19m x 3.66m)

The very spacious primary bedroom boasts views to the front of the property and retains its original charm with high ceilings and a beautifully crafted Edinburgh





Primary Bedroom

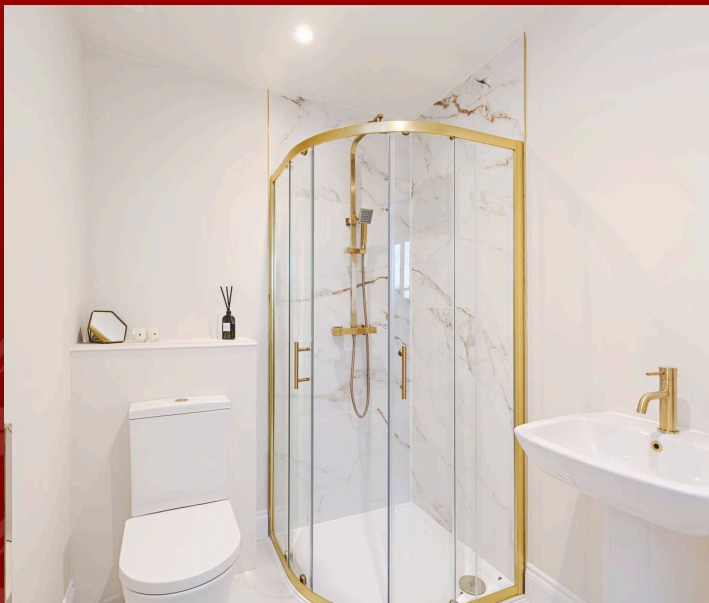
13' 9" x 12' 0" (4.19m x 3.66m)

The very spacious primary bedroom boasts views to the front of the property and retains its original charm with high ceilings and a beautifully crafted Edinburgh Press with impressive shelving. Plush new carpets enhance the room's luxurious feel, while a centrally hung light adds an elegant touch. This beautifully decorated space is complemented by a radiator for comfort and direct access to a stylish en-suite shower room, making it a perfect retreat.

En-Suite Primary Bedroom

6' 8" x 5' 7" (2.02m x 1.71m)

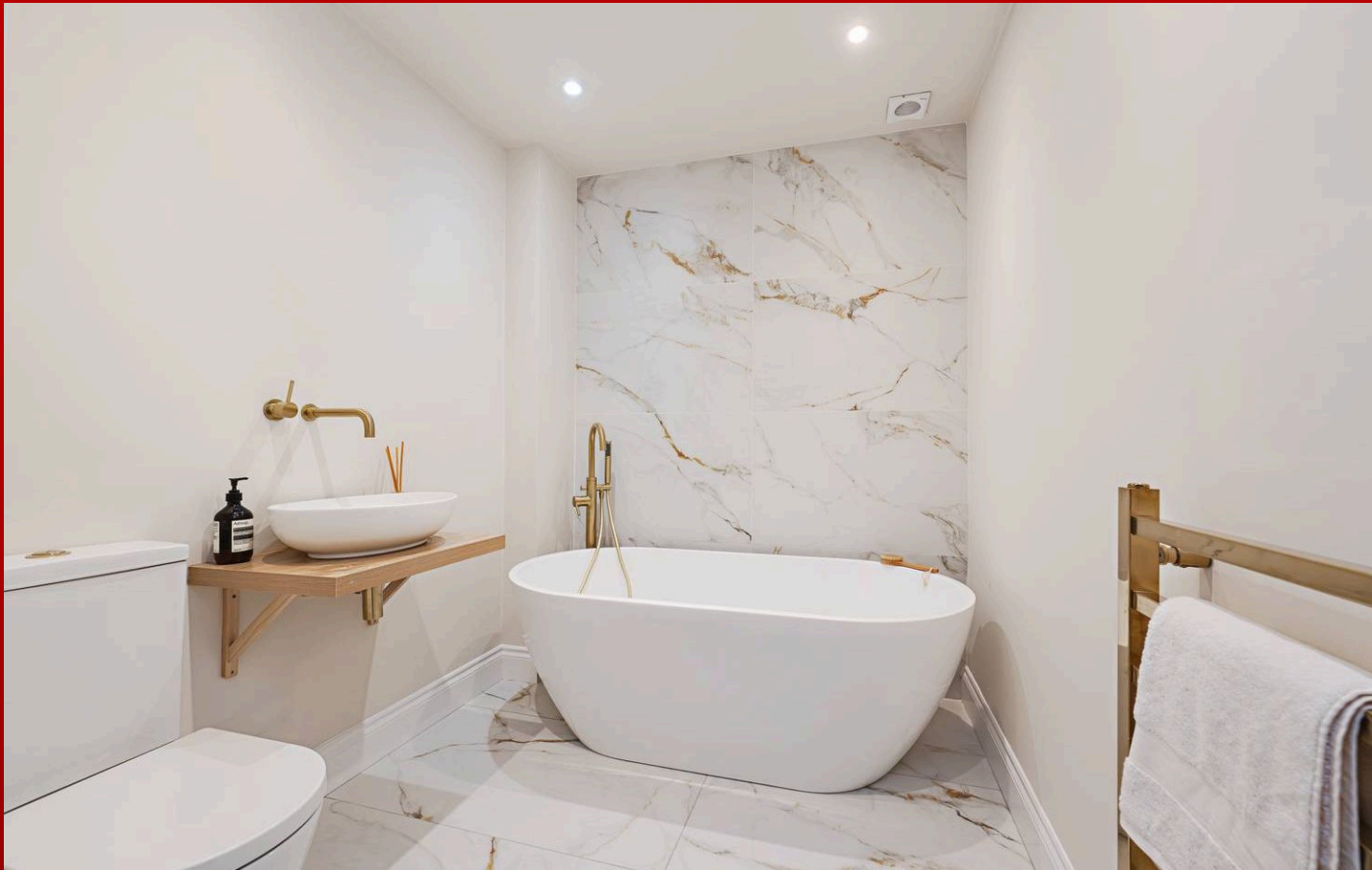
The modern, high-spec newly inserted en-suite shower room boasts a sleek design with spotlights inset into the ceiling, creating a bright and contemporary ambiance. The tiled flooring is complemented by a matching splashback and a tiled feature wall, adding a cohesive and stylish touch. A walk-in mains shower cubicle takes center stage, complete with a luxurious rain head and an additional handheld shower set for versatility. The room also includes a heated towel rail, a modern sink with a feature mixer tap, and a WC, all meticulously finished with beautiful detailing to complete the sophisticated look.



Bedroom 2

14' 5" x 12' 1" (4.40m x 3.68m)

The generously sized second bedroom overlooking the front garden, offers a bright and airy ambiance, enhanced by its original high ceilings and an Edinburgh Press shelving, this room features plush new carpet flooring, a centrally hung light, and a radiator, combining comfort and elegance to create a welcoming and versatile space.



Bathroom

7' 5" x 6' 6" (2.27m x 1.98m)

This newly fitted bathroom exudes luxury and sophistication, showcasing an impeccable design and high-quality finishes. The tiled flooring seamlessly complements the matching tiled walls, creating a harmonious and stylish aesthetic. A floating sink with a modern mixer tap adds a contemporary touch, while the WC and a stunning freestanding bath, accompanied by a separate standing water tap and handheld set, serve as standout features. The ambiance is further enhanced by ceiling spotlights and a heated towel rail, completing this prestigious and beautifully bathroom.

Landing

The beautiful turn-style staircase leads gracefully to the landing, with elegance and charm. Carpeted flooring adds a touch of warmth and comfort, while a Velux window floods the stairs and landing with natural light. The landing features a delightful balcony area overlooking the main hall, creating a sense of openness and connection. From this central space, you can access bedrooms three and four, as well as the stylish shower room, making this staircase and landing both functional and visually striking.



Bedroom 3

17' 10" x 13' 5" (5.43m x 4.09m)

This generously sized bedroom, situated in the newly converted attic space, is both bright and inviting. Two Velux windows flood the room with natural light, enhancing the airy atmosphere. A central light fitting and radiator ensure the space is both well-lit and cozy. With ample room for freestanding furniture and a calming neutral color palette, this bedroom is a perfect blend of comfort and style.



Bedroom 4

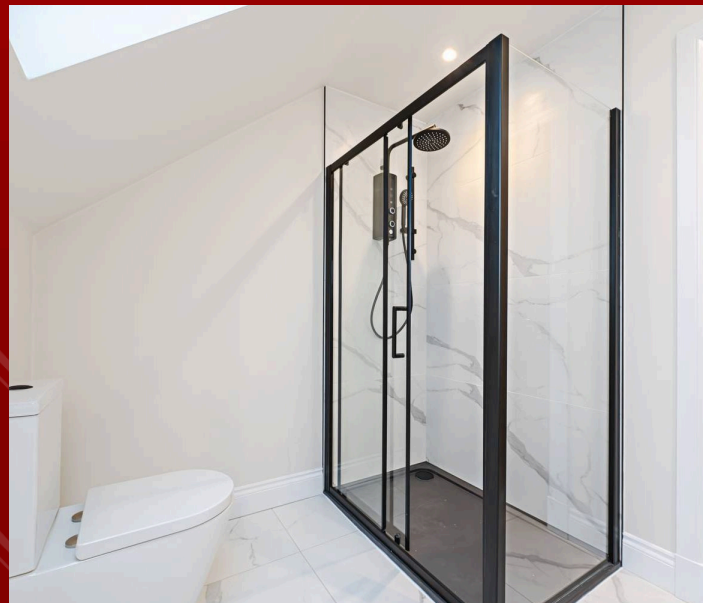
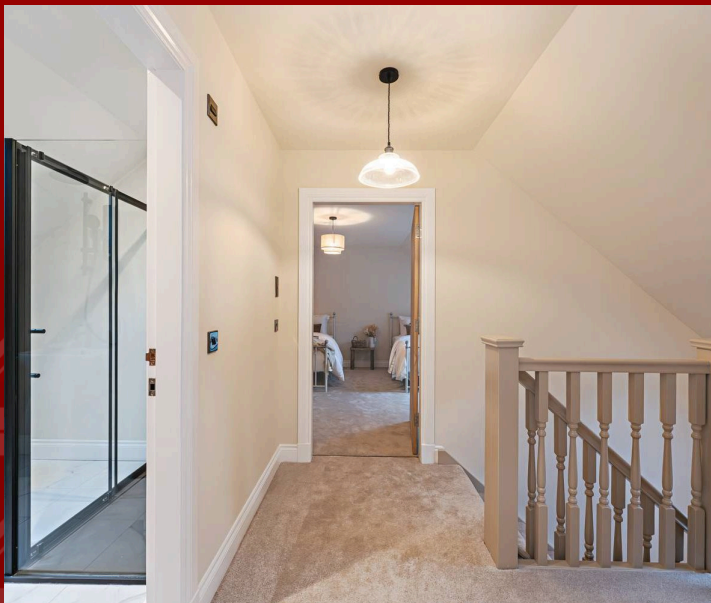
17' 10" x 13' 4" (5.43m x 4.07m)

This fantastic double bedroom, located in the newly converted attic space, is full of charm and character. The room features carpeted flooring, a hanging ceiling light, and a radiator, ensuring both comfort and style. The sloped coombed walls add a unique touch, while the Velux window fills the space with natural light. With access to the top landing, this bright and inviting room is a perfect blend of functionality and personality.

Shower Room

7' 4" x 0' 11" (2.24m x 0.27m)

This modern, high-spec shower room is designed with style and functionality in mind. It features a walk-in double shower cubicle with sleek black fittings, a premium electric shower with a rainfall head, and an additional handheld attachment. The space is illuminated by ceiling spotlights and a Velux window, ensuring a bright and airy feel. A contemporary white sink with a mixer tap, a matching WC, and beautifully tiled floors and walls add to its sophisticated look. Completing the room is a heated towel rail, providing both warmth and convenience, making this shower room a perfect blend of luxury and practicality.





FRONT GARDEN

The charming front garden perfectly complements this cottage-style property, enhancing its character and curb appeal. A neatly maintained lawn is bordered by a variety of shrubs and bushes, adding texture and greenery to the space. Completing the picturesque look is the original stone dyke wall, which beautifully preserves the property's traditional aesthetic. Stone steps lead gracefully to the front door, creating a welcoming and timeless entrance.

REAR GARDEN

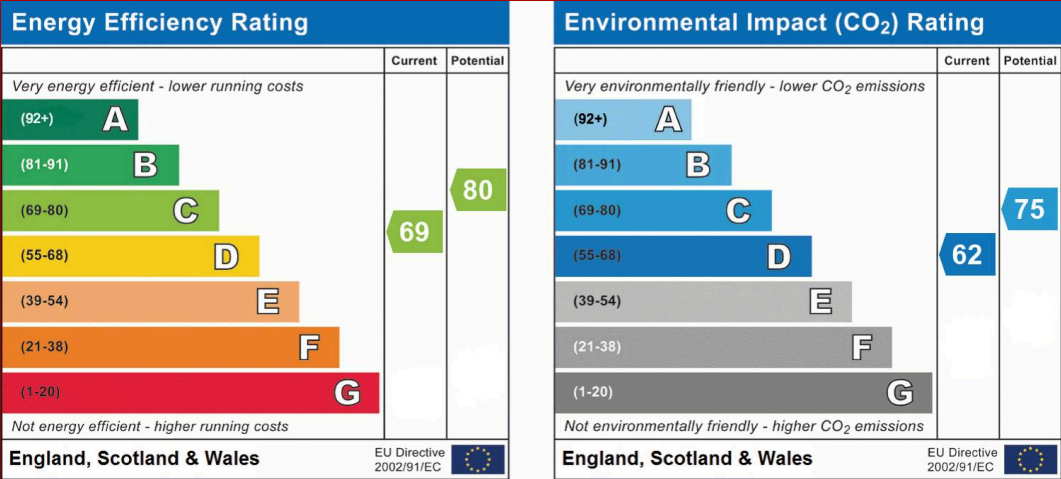
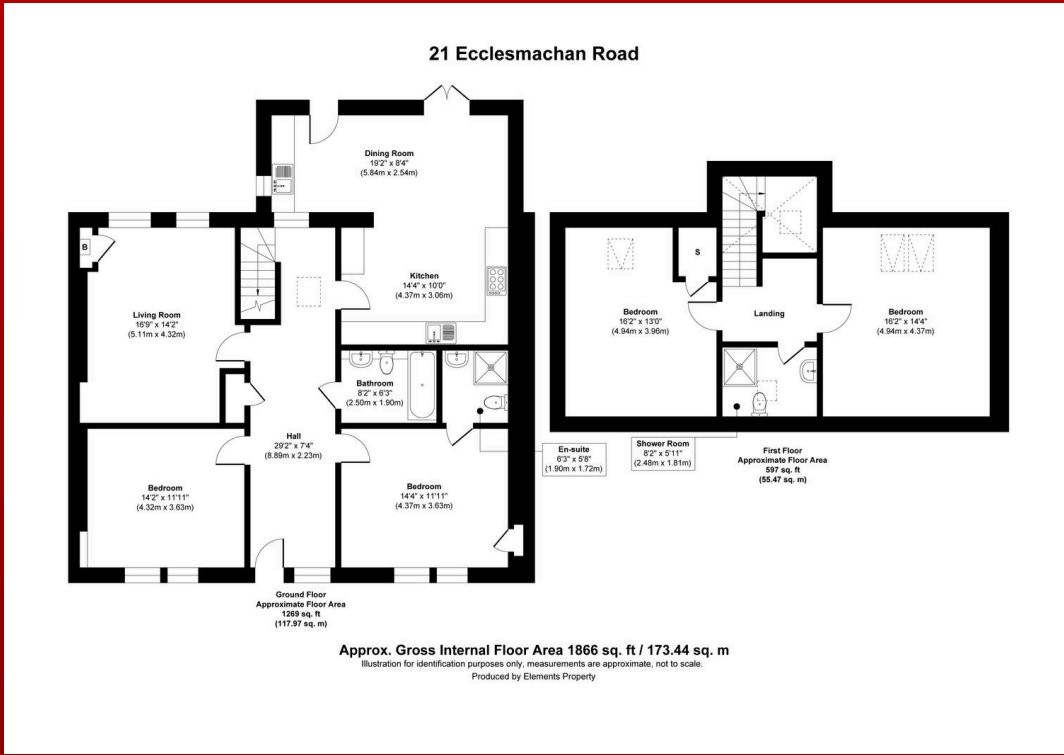
The beautifully landscaped rear garden is a tranquil retreat, featuring a variety of mature trees and shrubs that add charm and privacy. A spacious patio area provides the perfect spot for sitting and relaxing, while low-maintenance barked sections ensure easy upkeep. Fully enclosed with outside lights help security and peace of mind, the garden also offers convenient access to the garage through a side door, making this outdoor space as practical as it is picturesque.

DRIVEWAY

1 Parking Space

The shared driveway entrance, offers both convenience and security. Finished with attractive chipping stones, it provides a durable and low-maintenance surface. The addition of gates enhances privacy and ensures secure access to the property, making this a practical and appealing aspect of the home.







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