



102 Houstoun Gardens, Uphall

Offers Over £245,000



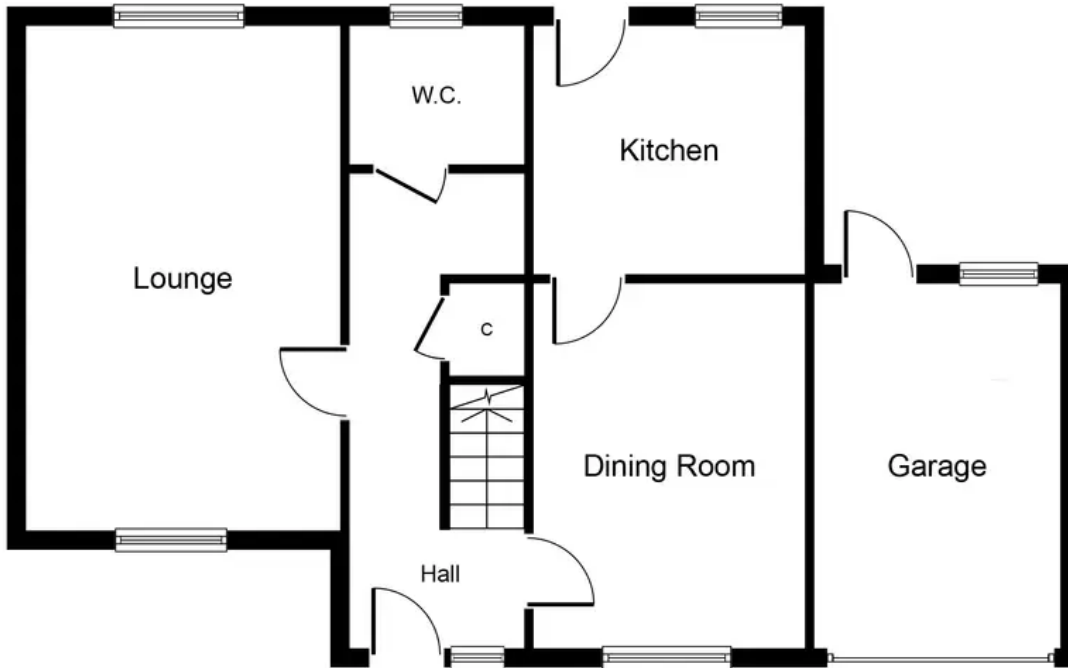
102 Houston Gardens

Uphall, Broxburn

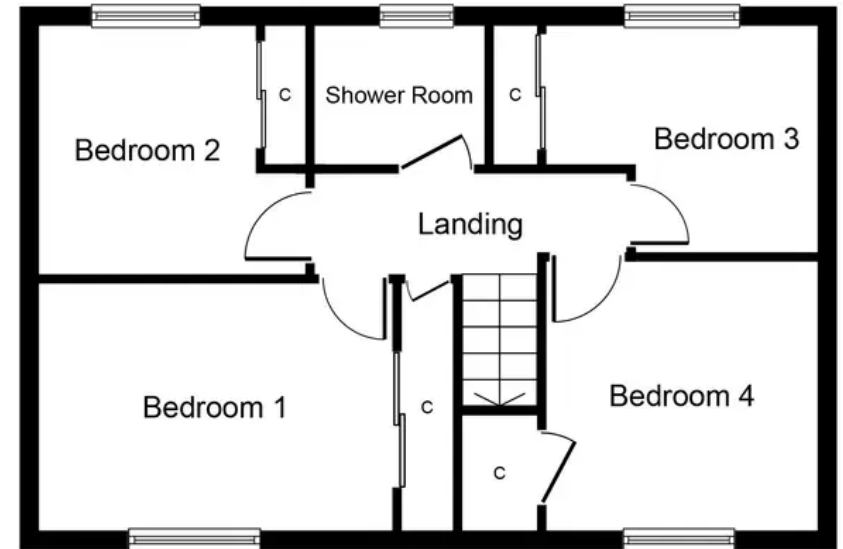
Immaculate 4 bed detached house on prime corner plot. Accommodation comprises: Generously proportioned Lounge with dual aspect windows, Dining Room, Kitchen and Lower Level Wc. On the upper level Four Double bedrooms all with built in storage and Shower Room. Externally the property benefits from spacious front and rear garden and a garage. Turn-key solution within highly sought after location. Uphall is a well sought after location within West Lothian renowned for its accessibility to Edinburgh, Glasgow via the motorway network. In addition there is also the Uphall Station Railway which is within a 10 minute walk from this property with links to both Edinburgh and Glasgow. Edinburgh Airport is only 7 miles away. The Village is also served by regular bus services which again are readily accessible within close proximity to the property. The Village itself offers everyday conveniences with a selection of shops, an award winning Butchers, Pubs and Restaurants. Local leisure and recreational facilities are available nearby including the Vital Health & Wellbeing Club at MacDonald Houston House Hotel, Excite Sports Centre in Broxburn. There is also the Uphall Golf Course within a short walk from the property. For the outdoor enthusiast there are lovely country walks on your doorstep with country trails leading to Binny Craig or open spaces within the Almondell Country Park. There is also a good variety of cycle paths within easy reach. Nearby Schools are Uphall Primary School, Kirkhill Primary, St Nicholas Catholic Primary School and Broxburn Adademy. St John's Hospital in Livingston is the local hospital with Broxburn having its own Health Centre at the Strathbrock Partnership Centre.

Council Tax band: E





Ground Floor
Approximate Floor Area
665 sq. ft.
(61.8 sq. m.)



First Floor
Approximate Floor Area
484 sq. ft.
(45.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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