



78 Beechwood Grove, Uphall Station

Offers Over £260,000



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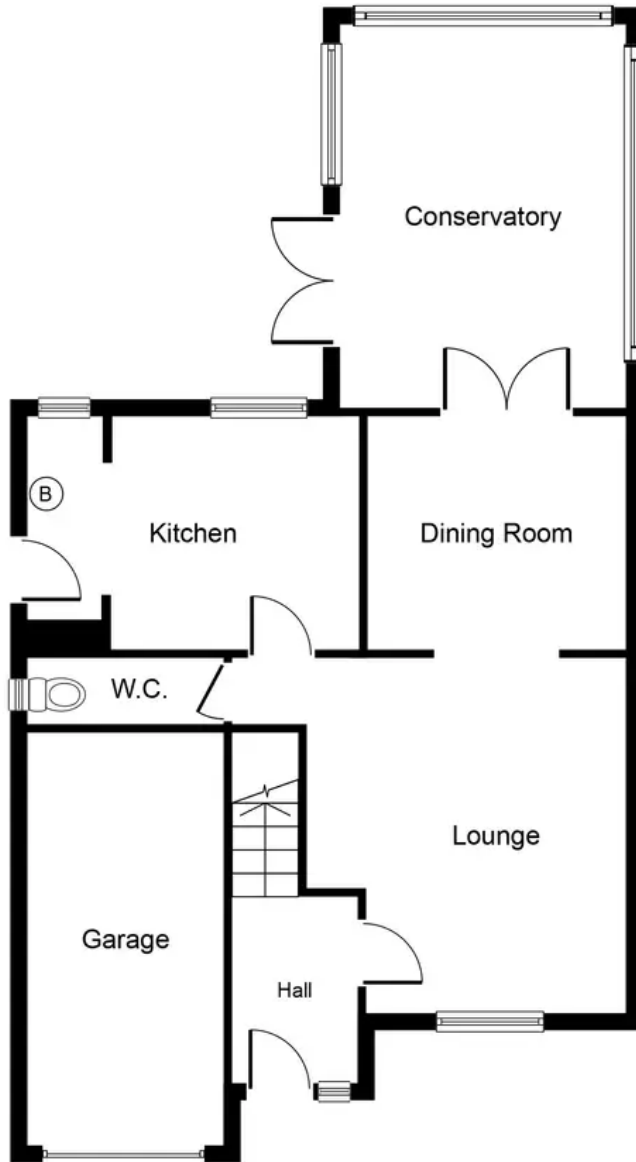
Uphall Station, Livingston

4 bed detached house in tranquil cul-de-sac. Accommodation comprises: Lounge, Dining room, Conservatory (which also benefits from central heating), modern Kitchen, Utility Area and lower level Wc. On the upper level Master Bedroom with En-suite, two additional Double Bedrooms both with built-in wardrobe storage and a well proportioned fourth Bedroom and a contemporary designed Family Bathroom. Externally the property offers private, sunny aspect fully enclosed rear garden with side gated access leading to the monobloc driveway and single garage. Ideal for families, commuters with railway station being within a 5 min walk. Perfect blend of indoor comfort and outdoor serenity.

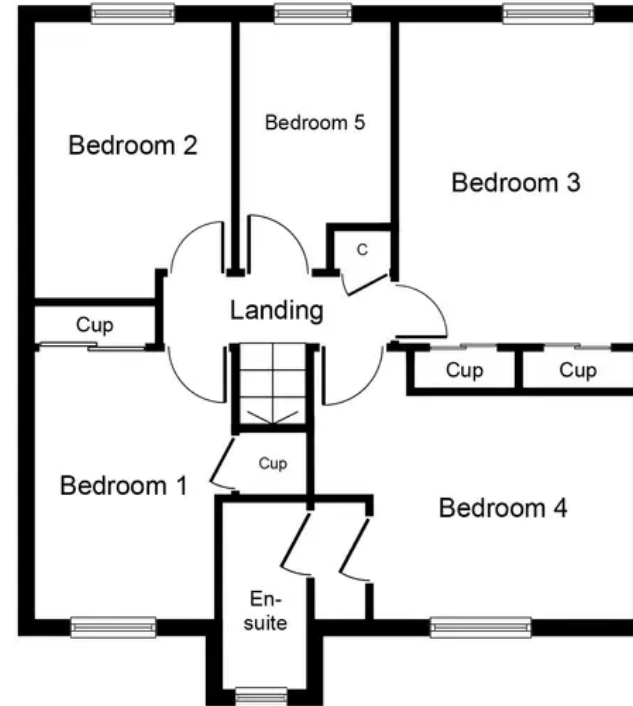
Council Tax band: E

- Spacious Four Bedroom Detached House set within quiet cul-de-sac location
- Lovely sunny aspect fully enclosed rear garden
- Lounge/Dining Room and Conservatory - ample space for the growing family
- Kitchen and Utility area with direct access to the garden
- Master Bedroom with Contemporary designed En-suite
- Monobloc driveway leading to Garage
- Within walking distance to railway station with links to Glasgow and Edinburgh
- Excellent commuter links via road and bus within close proximity
- A rated boiler installed 2021
- Modern Bathroom showcasing stylish suite and tiling - Lower level Wc





Ground Floor
Approximate Floor Area
792 sq. ft.
(73.5 sq. m.)



First Floor
Approximate Floor Area
569 sq. ft.
(52.9 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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