



4 James Young Avenue, Uphall Station

Offers Over £360,000







## 4 James Young Avenue

Uphall Station, Livingston

Introducing an exceptional and inviting 4-bedroom detached house of the esteemed "Crawford" design. This spacious property offers a comfortable and contemporary living experience, tailor-made for a discerning homeowner seeking both style and functionality. The sociable Kitchen/diner is a focal point of the home, boasting ample space for culinary creativity and leisurely dining. French doors effortlessly connect this space to the outdoors, bringing in natural light and creating a seamless indoor-outdoor flow.

The well-appointed Lounge exudes elegance, accentuated by a stylish bay window that floods the space with natural light. Modern touches and creative decorative enhancements such as the elegant Shutter blinds throughout further enhance the contemporary design, creating a harmonious and visually appealing living environment.

Practicality is paramount in this property, with a living level WC and spacious utility room providing added convenience for daily living.

Ascending to the upper level, the Principal suite is a sanctuary of comfort, complete with built-in mirrored wardrobes for ample storage and an en-suite for added convenience. Additionally, two generously sized double bedrooms feature fitted wardrobes, ensuring practicality meets style throughout the home. Bedroom Four is well proportioned and can accommodate a range of free standing furnishings. The stylish family bathroom adds a touch of luxury, offering a relaxing retreat for unwinding after a long day.





## 4 James Young Avenue

Uphall Station, Livingston

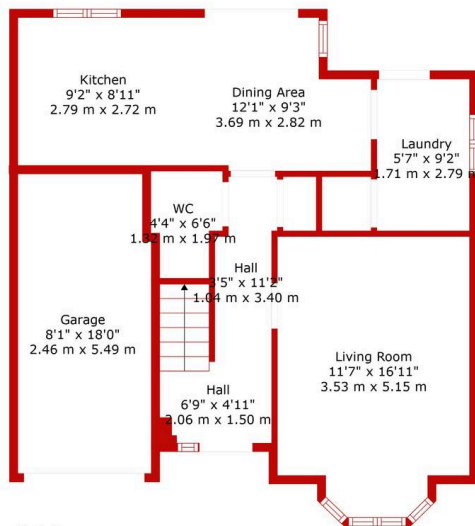
Introducing an exceptional and inviting 4-bedroom detached house of the esteemed "Crawford" design. This spacious property offers a comfortable and contemporary living experience, tailor-made for a discerning homeowner seeking both style and functionality. The sociable Kitchen/diner is a focal point of the home, boasting ample space for culinary creativity and leisurely dining. French doors effortlessly connect this space to the outdoors, bringing in natural light and creating a seamless indoor-outdoor flow.

The well-appointed Lounge exudes elegance, accentuated by a stylish bay window that floods the space with natural light. Modern touches and creative decorative enhancements such as the elegant Shutter blinds throughout further enhance the contemporary design, creating a harmonious and visually appealing living environment.

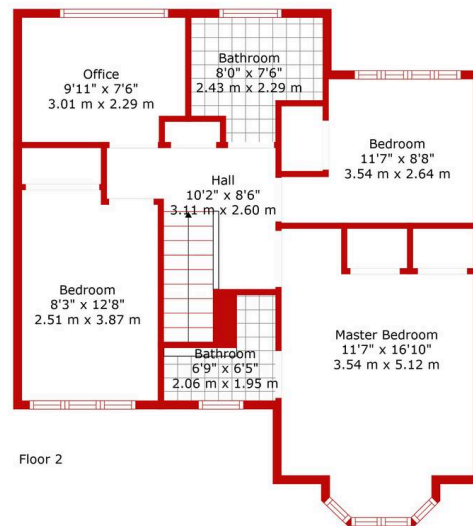
Practicality is paramount in this property, with a living level WC and spacious utility room providing added convenience for daily living.

Ascending to the upper level, the Principal suite is a sanctuary of comfort, complete with built-in mirrored wardrobes for ample storage and an en-suite for added convenience. Additionally, two generously sized double bedrooms feature fitted wardrobes, ensuring practicality meets style throughout the home. Bedroom Four is well proportioned and can accommodate a range of free standing furnishings. The stylish family bathroom adds a touch of luxury, offering a relaxing retreat for unwinding after a long day.





Floor 1



Floor 2



**TOTAL: 1226 sq. ft, 114 m<sup>2</sup>**  
 FLOOR 1: 563 sq. ft, 52 m<sup>2</sup>, FLOOR 2: 663 sq. ft, 62 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 143 sq. ft, 13 m<sup>2</sup>







## KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)

