



85 Thomson Grove, Uphall

Offers Over £147,500







Uphall is a village in West Lothian. It is 13 miles from the West End of Edinburgh, 6 miles from Edinburgh Airport. Easy access to both Motorways M8 AND M9 Nearest railway station is Uphall Station providing links to Edinburgh, Livingston, Bathgate, Airdrie and Glasgow. Education, Uphall Primary School provides primary education for the community. While there are no facilities for secondary education in Uphall itself, Broxburn Academy serves as the closest secondary school. Community facilities, situated a short walk from Uphall The Strathbrock Partnership Centre is a local community facility that contains a medical centre, library, community museum and community centre. The local hospital is St John's Hospital at Howden Livingston. Uphall offers several grocery stores, a skatepark, football fields, golf course Uphall Golf Club, bowls club Middleton Hall and a selection of public houses and hotels including the Volunteer Arms, Dovehill Arms, Oatridge Hotel and Houstoun House Hotel.

Welcome to this 3-bedroom mid-terraced house, awaiting your ownership with a chain-free purchase opportunity. Step inside this lovely property to discover a bright and spacious lounge/dining area, perfect for entertaining or relaxing in comfort.

The property features two double bedrooms, ideal for a growing family or hosting guests. Appreciate the ample storage options throughout the house, providing practical solutions to keep your living space organised and clutter-free.

Situated within a popular residential area, this property offers convenience with close proximity



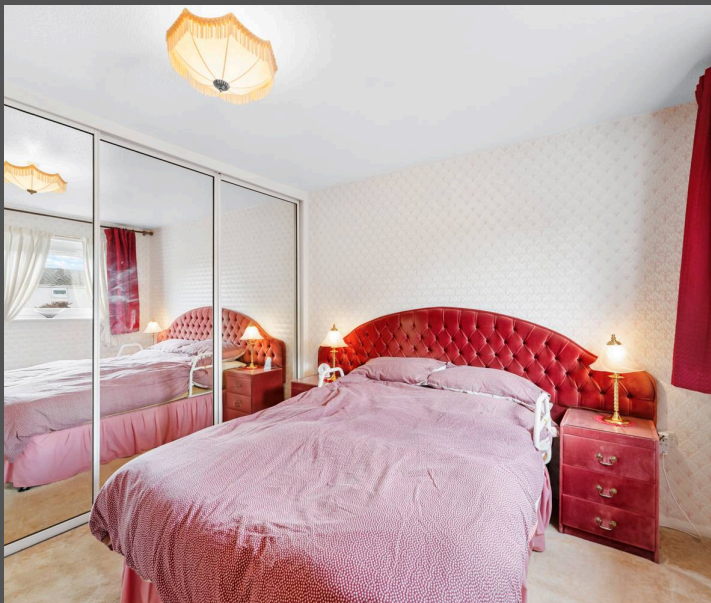


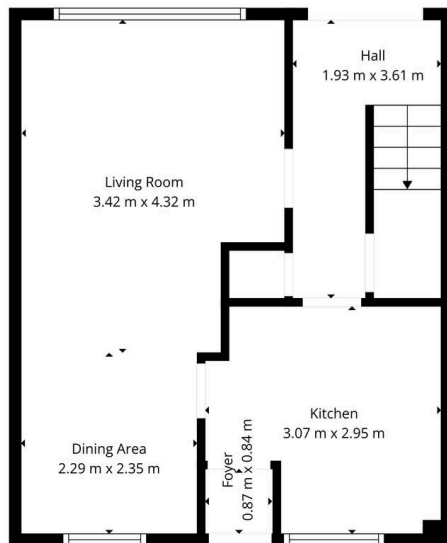
## 85 Thomson Grove

Uphall, Broxburn

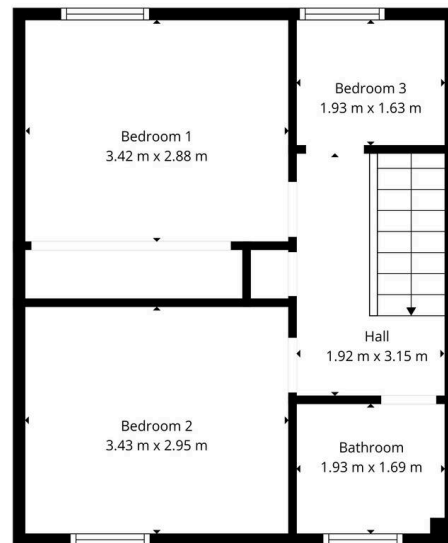
- Three Bedroom Terraced House
- Good Size Lounge/Dining Area
- Two Double Bedrooms
- Plenty Of Storage Options
- Located Within A Popular Residential Area  
Close To Local Amenities
- Generous Proportions Throughout
- Garden To The Rear
- Residents Car Parking
- Modern Shower Room
- Chain Free Purchase

Welcome to this charming 3-bed mid-terraced house. Spacious lounge/dining area, 2 double bedrooms, ample storage, and easy access to local amenities. Generous proportions, easily maintained garden, residents' car parking. Modern shower room. A perfect blend of comfort, convenience, and modern living. Contact us now for a viewing!





Ground Floor



First Floor

**TOTAL: 72 m2**  
GROUND FLOOR: 36 m2, FIRST FLOOR: 36 m2  
EXCLUDED AREAS: WALLS: 8 m2  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







## KnightBain Estate Agents

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