



71 James Young Avenue, Uphall Station
Offers Over £365,000



KnightBain



This beautifully presented five bedroom detached house offers an exceptional opportunity for families seeking a spacious and versatile home in move-in condition. Located in a desirable residential area with excellent kerb appeal, the property is within close proximity to Uphall Train Station, making it ideal for commuters. The welcoming entrance leads to a bright and airy lounge featuring a charming bay window, creating a perfect space for relaxation. The well-proportioned kitchen and dining area boasts ample storage and modern fittings, with patio doors that open directly to the rear garden, seamlessly blending indoor and outdoor living. Each of the five double bedrooms is generously sized, providing comfortable accommodation for every member of the family. The impressive master suite benefits from a private en-suite shower room and a dressing room, offering a luxurious retreat. Additional features include seven solar panels (providing energy efficiency and cost savings), quality fixtures throughout, and a practical layout well suited to modern family life.

The outside space complements the interior perfectly, with a fully enclosed south facing rear garden that enjoys a sunny aspect and offers a high degree of privacy (ideal for children, pets, or entertaining). The garden is thoughtfully landscaped, providing a safe and attractive environment for outdoor activities or quiet relaxation. To the front, a well-maintained green area enhances the property's striking kerb appeal. Practicality is further ensured by a single garage equipped with power and light, as well as a double monobloc driveway that provides ample off-street parking for multiple vehicles.

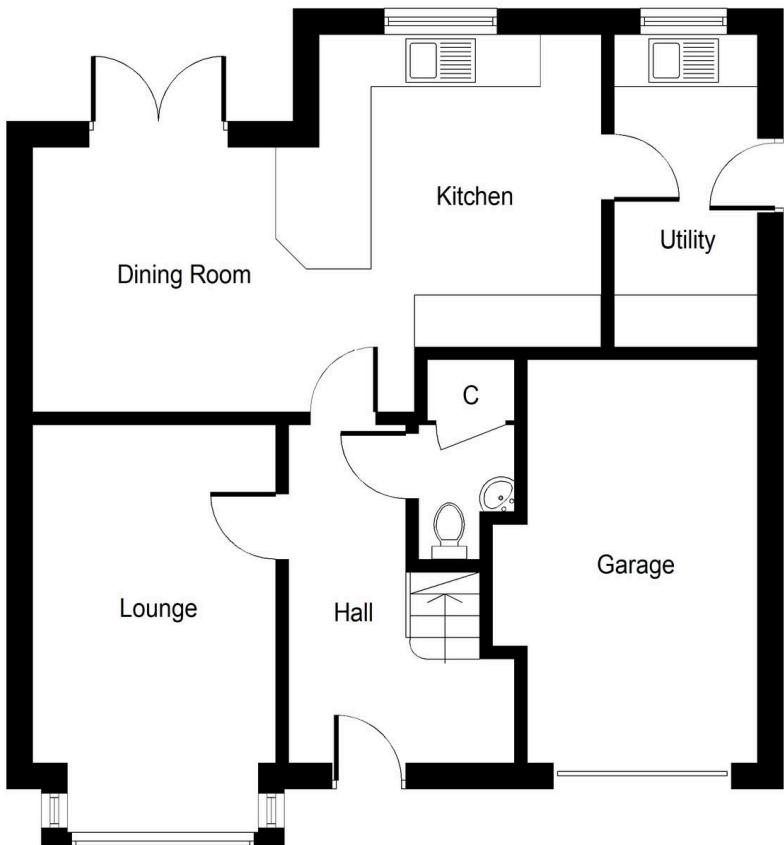


71 James Young Avenue

Uphall Station, Livingston

- Beautifully Presented Five Bed Detached House
- Ideal Family Home In Move In Condition
- Five Double Bedrooms
- Bright And Welcoming Lounge With Bay Window
- Master Bedroom With En-Suit And Dressing Room
- Close Proximity To Uphall Train Station
- Seven Solar Panels
- Excellent Curb Appeal With Green Area To Front
- Well Proportioned Kitchen/Dining Area With Ample Storage And Patio Doors Leading To Rear Garden
- Fully Enclosed South Facing Rear Garden

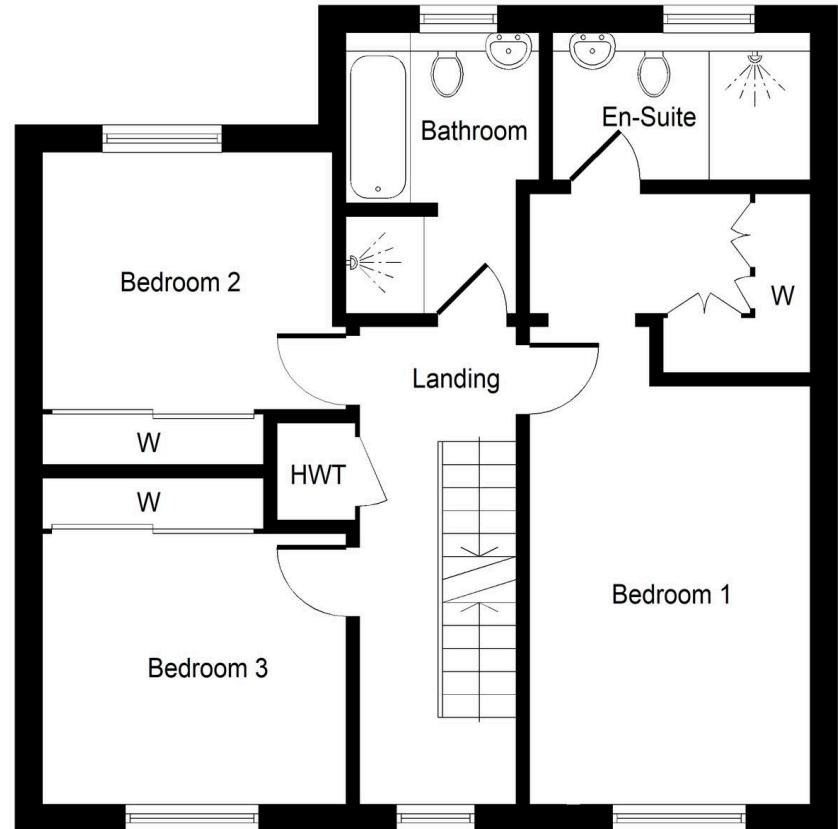
Spacious five bed detached home near Uphall Station with modern kitchen, en-suite master, solar panels, landscaped south-facing garden, garage, and ample parking. Ideal for families.



Ground Floor
Approximate Floor Area
728 Sq. ft.
(67.6 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.

Copyright V360 Ltd 2023 | www.houseviz.com



First Floor
Approximate Floor Area
709 Sq. ft.
(65.9 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.

Copyright V360 Ltd 2023 | www.houseviz.com





KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

