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53 Middleton Road, Uphall, EH52 5DF

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## 53 Middleton Road, Uphall



**Spanning two floors, this well-presented semi-detached home featuring generous proportions, appealing interiors, and a large south-facing rear garden lies just minutes from scenic Burn Edge Park.**

The ground floor comprises welcoming living and reception areas, including a south-facing dual-aspect living room; a well-appointed modern kitchen; and an adjoining versatile dining room. Upstairs two comfortable double bedrooms await, one with an en-suite WC, and there is a sizeable bathroom. Externally, the expansive south-facing rear garden boasts two alfresco patio areas and a large lawn whilst a driveway, garage, and neat front garden enhance the property's appeal even further.

Within walking distance of local amenities and just a short drive from Uphall Golf Club, Xcite Broxburn Leisure Centre, transport links, and scenic spaces such as Polkemmet and Beebraigs Country Parks, this property has much to offer.

### What's special about this house

- Well-presented semi-detached two-bedroom home complete with a delightful south-facing garden, driveway, and garage.
- Dual-aspect living room exuding a warm and welcoming ambience enhanced by a stylish décor and a log-burning stove.
- Modern U-shaped kitchen featuring shaker-style wall and floor units, black gloss worktops, and freestanding appliances.
- Versatile and refined dining room adjoining the kitchen with twin windows overlooking the front of the property.
- Two comfortable double bedrooms one with bespoke built-in cabinetry and an en-suite WC.
- Driveway and single-car detached garage.
- Neat front garden with a small lawn and pathway. Lovely large south-facing rear garden combining a patio with an elevated lawn, sandstone alfresco area, mature shrubbery, and established hedging and trees.

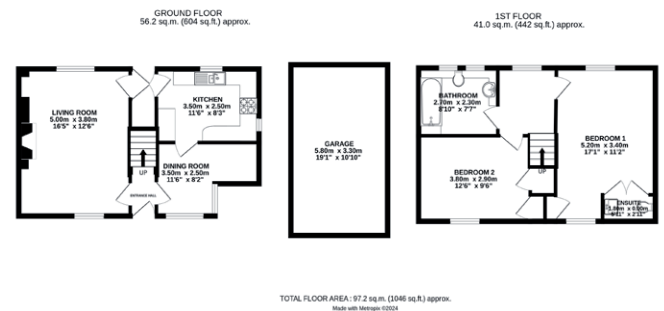






# Location and Amenities

- Catchment for Uphall Primary School, and Broxburn Academy.
- A thriving village, Uphall has a selection of convenience stores along with bustling pubs and eateries.
- Nearby Livingston boasts an array of popular and well-known retailers, restaurants, and leisure activities.
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (17 miles) and Glasgow (33 miles); the M9 is a short drive away
- Uphall Train Station with regular and swift links to Edinburgh and Glasgow is a five-minute drive.
- Edinburgh Airport is 6,5 miles away.
- Scenic green spaces in the locale include Beebraigs, Polkemmet and Muiravonside country parks.
- Close to recreational activities such as King George V Park, Xcite Broxburn Leisure Centre, Uphall Golf Club, and Houston Farm Riding Club.



*“Discover the epitome of suburban bliss in this semi-detached haven, where spacious interiors, sun-kissed gardens, and proximity to parks and leisure facilities redefine modern living.”*

|                       |   |
|-----------------------|---|
| Home Report valuation | £ 200,000                                     |
| Internal floor area   | 97 m <sup>2</sup>                             |
| School catchment      | Uphall Primary School,<br>Broxburn Academy    |
| Council tax band      | Band D  |
| EPC band              | Band C  |
| Train station         | Uphall 1.1 mile<br>Livingston North 3.1 miles |

## Dimensions:

### Ground Floor –

|             |              |
|-------------|--------------|
| Living Room | 5.00 x 3.80m |
| Kitchen     | 3.50 x 2.50m |
| Dining Room | 3.50 x 2.50m |

### First Floor –

|           |              |
|-----------|--------------|
| Bedroom 1 | 5.20 x 3.40m |
| Ensuite   | 1.80 x 0.90m |
| Bedroom 2 | 3.80 x 2.90m |
| Bathroom  | 2.70 x 2.30m |

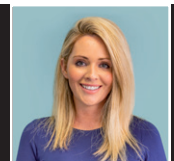
## Extras

All flooring covering, light fittings, blinds, curtains are included.

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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**Natasha Fontaine**  
Property Manager