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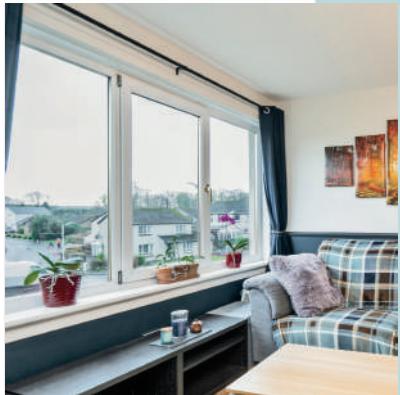
Houstoun Gardens, Uphall, EH52 5SH

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# 112

## Houstoun Gardens, Uphall



Well-presented and boasting a deceptively spacious layout along with a private rear garden, this two-bedroom double upper Uphall apartment offers a comfortable lifestyle.

Entered on the ground floor through its own door but with first-floor accommodation, the property features a south-facing, bright living room that allows for dining, a modern kitchen, two versatile double bedrooms and a stylish shower room.

Situated close to retail and leisure amenities, as well as Uphall Train Station, it is a must-see and will appeal to a variety of buyers.

### *What's special about this house*

- Warm and inviting two-bedroom double upper apartment with a deceptively spacious layout, well-presented interiors and a private rear garden.
- Bright and spacious south-facing living room with handsome wood-effect flooring and a chic colour palette. Conveniently adjoining the kitchen and allowing for a versatile furniture configuration, it is ideal for comfortable day-to-day living.
- Modern kitchen featuring white wall and floor cabinetry with matt grey hardware, complementary worktops, and a metro-tiled splashback. Integrated appliances include a gas hob, oven and fridge/freezer.
- Carpeted south-facing principal double bedroom featuring excellent storage and a statement accent wall.
- Well-appointed shower room with a WC, washbasin, and chrome towel radiator.
- Enclosed private rear garden mainly laid to lawn and featuring a useful shed.
- Designated parking space.



## Location and Amenities

- Catchment for Uphall Primary School and Broxburn Academy
- Uphall has a selection of convenience stores along with bustling pubs and eateries
- Nearby Livingston has an array of popular and well-known retailers, restaurants, and leisure activities
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (15 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 less than twenty-minute walk.
- Edinburgh International Airport is 7 miles away

*"Spacious Two-bed upper flat in Uphall. Walking distance of Uphall Train Station and sits within a fantastic catchment area of families"*

Home Report valuation £135,000

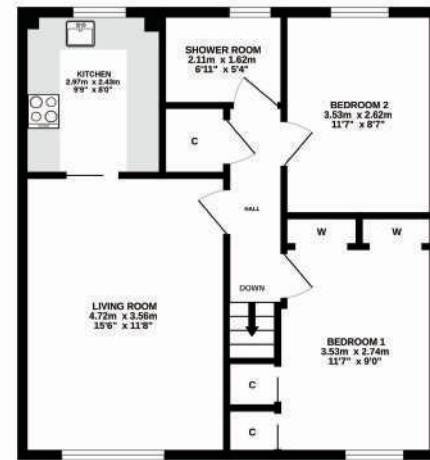
Internal floor area 62m2

School catchment Uphall Primary School  
Broxburn Academy

Council tax band Band B

EPC Rating Band C

Train station Uphall



### Dimensions

Living Room	4.72 x 3.56m
Kitchen	2.97 x 2.43m
Bedroom 1	3.53 x 2.74m
Bedroom 2	3.53 x 2.62m
Shower Room	2.11 x 1.62m

### Extras

All floor coverings, all blinds, oven/hob, dishwasher, washing machine, fridge/freezer and garden hut 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.



Pioneers in Property



**Kirsty Black**  
Property Manager