



90 James Young Avenue
UPHALL STATION | LIVINGSTON | EH54 5FF


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Situated just outside of Livingston, The Elliot is a superb detached villa in a new stylish development. Locals in Uphall Station Village can benefit from a wide range of nearby shops, popular school districts, excellent places to dine out, and easily reached leisure facilities such as Pumpherstons Golf Club. Alongside this, Uphall Train Station is less than 10 minutes away making it great for commuters.

The property offers generous accommodation across three floors including an en-suite master bedroom that has the top floor all to itself. Downstairs you can find a bright and spacious kitchen with French doors to the garden and a separate lounge to relax and unwind. A generous sized family bathroom, downstairs WC and extra cupboard space complete the property. The acute attention to detail, and features of the highest standard make this an ideal family home.

Livingston is located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, and is bordered by the towns of Broxburn to the northeast and Bathgate to the northwest. For shoppers, the Almondvale Centre and Livingston Designer Outlets (formerly McArthur Glen) are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. Schooling at all levels is provided. Livingston sits within the central belt of Scotland and is an ideal base for commuters, having good road and rail links to Edinburgh, the Airport and Glasgow, whilst regular bus routes run nearby providing local services.

PRICE & VIEWING:

Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com