



46 Loanfoot Road
UPHALL | BROXBURN | EH52 6DL


warners
solicitors & estate agents



46 Loanfoot Road

UPHALL | BROXBURN | EH52 6DL

This expansive lower flat presents an ideal opportunity for those seeking a generously sized home with versatile living spaces. The living room, a central feature of the property, enjoys plenty of natural light through its French doors, which open onto the rear garden, creating a seamless flow between indoor and outdoor spaces. The separate kitchen is equally spacious, with room for additional storage or dining, and offers direct access to the garden, making it perfect for alfresco dining or garden enjoyment.

Both double bedrooms provide ample space for furnishings and are bathed in natural light, ensuring a bright and welcoming atmosphere throughout the day. The family shower room is conveniently located to serve both bedrooms, adding to the practical layout of the flat.

Externally, the property offers the bonus of a front garden, adding privacy from the street, while the rear garden provides an excellent outdoor area for relaxation or entertaining. On-street parking is available directly outside the property, enhancing the convenience of this sizeable home. This flat is an excellent canvas for creating a comfortable and spacious living environment. In brief the property comprises -

- Welcoming hall with storage.
- Spacious living room with French doors.
- Separate kitchen.
- Two double bedrooms.
- Conveniently located shower room.
- Front and rear gardens.
- On street parking.

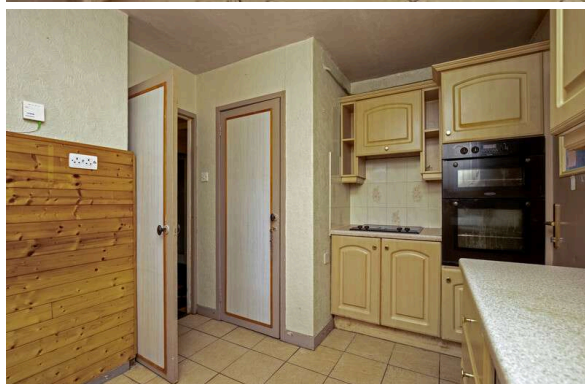
EPC Rating C.

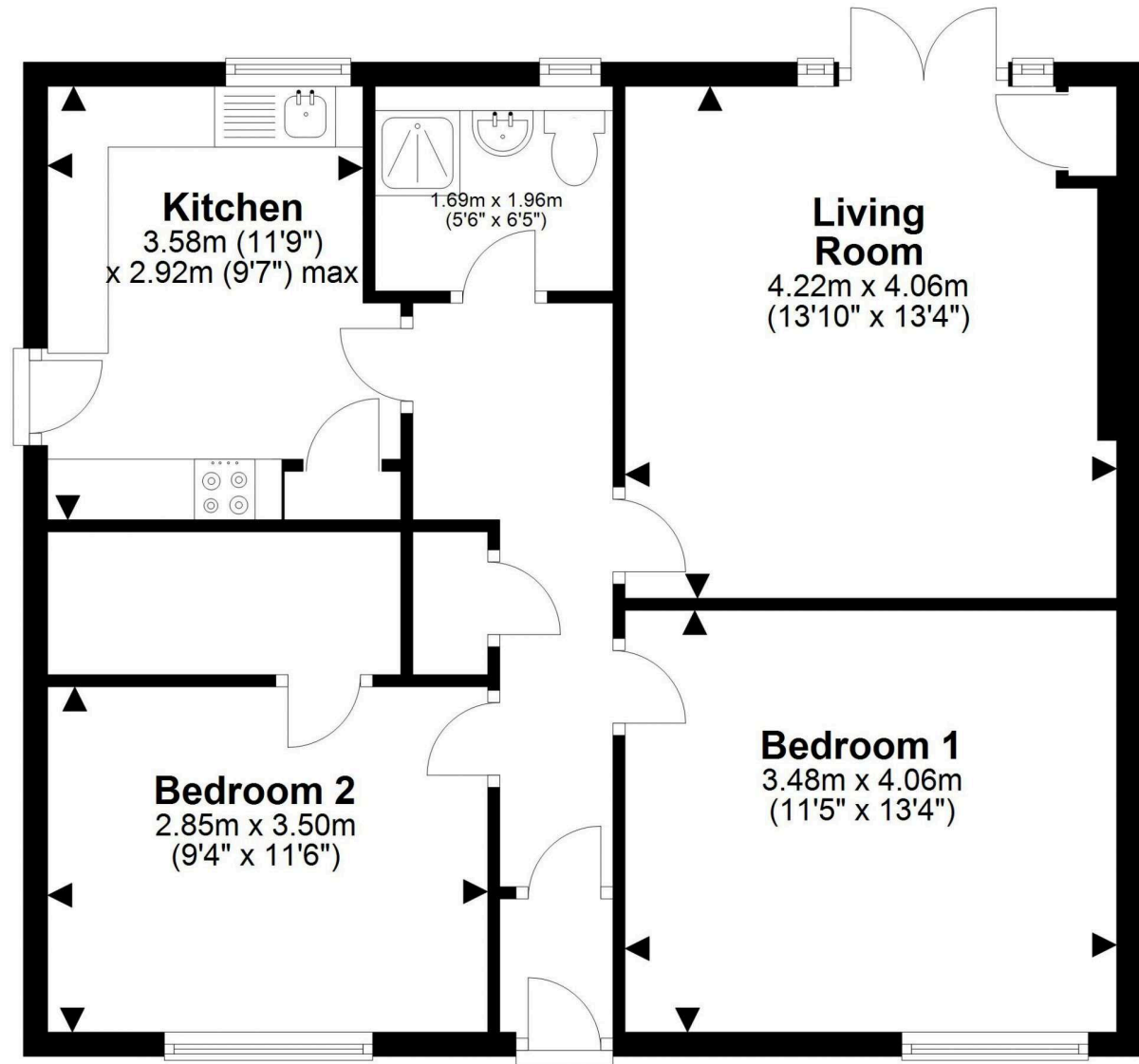
Sold as Seen - systems not tested or warranted.

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



The subjects are located in the popular West Lothian village of Uphall. The location is ideal to take full advantage of the many shopping outlets available within the village, supported by banks, building society and postal services. The Gyle shopping complex is an easy drive away to the east, with the Hermiston Gait Complex just a little further afield. Schooling is well represented in the area from nursery to senior level and the many sporting activities include an indoor swimming pool. Uphall has its own railway station and an efficient bus service operates throughout West Lothian and provides access to and from Edinburgh and surrounding areas. There is also easy access to the M8/M9 motorway networks and Edinburgh Airport.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.