



34 Loaninghill Road  
UPHALL | WEST LOTHIAN | EH52 5ST

  
**warners**  
solicitors & estate agents





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Warners are delighted to offer to the market this bright and spacious detached villa nestled in an established Persimmon estate and situated on a large plot within a quiet cul-de-sac setting. The property offers flexible and generous accommodation to five bedrooms and is beautifully presented throughout. The property will make a fantastic family home and comprises of a welcoming entrance hallway with storage and wc, bright living room with French doors to dining room, dining room with direct access to enclosed rear garden, modern fitted kitchen with integrated appliances with access to dining room and utility room, and office/family room/fifth bedroom. Upstairs there are four bedrooms, all with integrated storage and principal en-suite. The property further benefits from gas central heating, double glazing and solar panels and externally, a good sized front garden and driveway, enclosed rear garden, two sheds and workshop/store. Early viewing is recommended to fully appreciate the standard of accommodation on offer.

Included in the sale will be all blinds and curtains, with the exception of those in the living room and master bedroom. The integrated double oven, hob and dishwasher, and the tumble dryer will also be included.

EPC Rating C. Council Tax band F.

Fee of £20 per month for the upkeep of communal grounds.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





- Beautifully presented detached villa on generous plot
- Quiet cul-de-sac setting
- Beautifully presented
- Flexible accommodation to five bedrooms
- Welcoming entrance hallway with storage and wc
- Living room leading to dining room
- Dining room with French doors to enclosed rear garden
- Fitted kitchen with access to dining room
- Utility room off kitchen
- Office/ family room/ fifth bedroom
- Four bedrooms upstairs, all with integrated storage
- Principal en-suite and family bathroom
- Gas central heating, double glazing and solar panels
- Good sized garden to the front with driveway
- Generous enclosed rear garden
- Sheds to side



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. Adjacent Broxbun also offers a wide variety of shops, supermarkets, cafes, pubs, and restaurants, with further retail and leisure facilities available in nearby Livingston. Both the Gyle shopping complex the Hermiston Gait retail park are an easy drive away to the east. Schooling is well represented in the area from nursery to senior level. Surrounded by miles of beautiful countryside, this is an ideal base to explore all the sports and leisure facilities available in and around West Lothian. Whether a relaxed round of golf at one of the many golf courses, or an adrenaline-pumping session at the Edinburgh International Climbing Arena at nearby Ratho, there is something for everyone. Country sports and outdoor pursuits are well catered for with Almondell & Calderwood Country Park being just a 5 minute drive away, and Polkemmet and Beecraigs country parks being also easily accessible. There are also great cycling and hillwalking opportunities just a short drive away in the Pentland Hills. 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.





