

COULTERS<sup>©</sup>

# 43 ECCLESMACHAN ROAD

UPHALL, BROXBURN, EH52 6JP

 6 BED  4 BATH  3 PUBLIC





## TAKE A LOOK INSIDE

Located in the charming village of Uphall, this impressive six-bedroom detached home offers an ideal blend of space, comfort, and timeless appeal. Set within expansive, private gardens, the property provides a peaceful retreat with all the convenience of nearby amenities and excellent transport connections to Edinburgh. Thoughtfully designed for modern family living, it offers a rare opportunity to enjoy village life without compromising on accessibility or style.

Upon entering, the hall welcomes you and leads you to a spacious sitting room, featuring a newly fitted wood-burning stove and bi-folding doors to a rear outdoor space offering alfresco dining and a hot tub to enjoy while taking in the uninterrupted country views creating a fantastic space to relax.

## KEY FEATURES



Spectacular detached house.



Exceptional private surrounding gardens.



Fantastic local amenities within Uphall.



EPC Rating - C



Six double bedrooms, three with an en-suite.



Large private driveway and double garage.

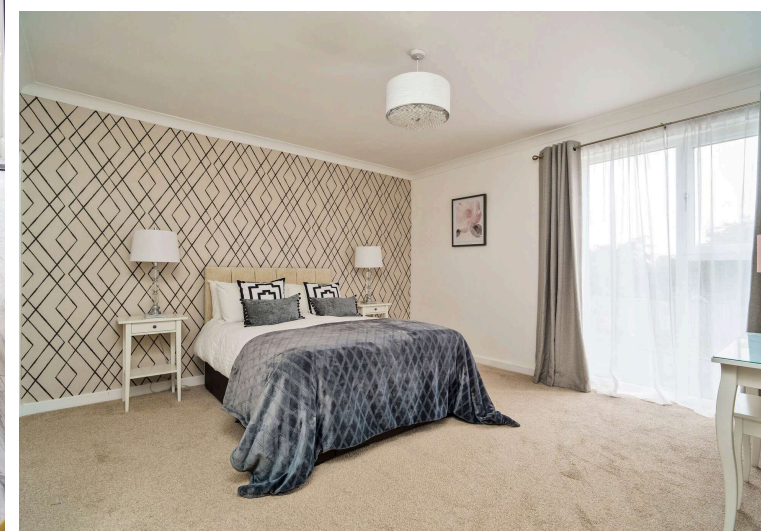


Surrounded by greenery providing fantastic views.



Council Tax Band - G





The heart of the home is the expansive and renovated kitchen/diner/family room, which boasts modern appliances and breakfast bar with seating for four people and underfloor heating. The room is bathed in natural light through large windows and French doors leading to the generous landscaped gardens, creating an inviting space for both cooking and entertaining.

The master bedroom is a tranquil retreat, featuring a versatile gym/walk in wardrobe, and a modern fitted en-suite shower room and separate sauna.







## MORE INFORMATION

Five additional generously sized bedrooms offer ample space for family or guests two of which also have an en-suite. A beautiful family bathroom, complete with a freestanding bath and separate standing water tap, adds to the home's appeal. A useful utility room with great storage.



Externally, the property is complemented by a surrounding garden with a neatly maintained lawn bordered by a variety of shrubs and bushes, enhancing its curb appeal along with a patio area and children's climbing frame. A double garage and large secure driveway provide ample parking and storage options.













## THE LOCAL AREA

Uphall, located in the heart of West Lothian, is a charming village that offers the perfect balance between peaceful rural living and easy access to urban amenities. Surrounded by open countryside yet just a short drive from Livingston and within easy commuting distance of Edinburgh and Glasgow, Uphall is ideally positioned for both families and professionals. The village itself boasts a range of local shops, cafés, and services, along with well-regarded primary schools and excellent transport links, including nearby Uphall railway station and quick access to the M8 motorway.

For outdoor enthusiasts, the surrounding area features scenic walking and cycling routes, golf courses, and country parks, while major retail and leisure facilities are just minutes away. Combining a strong sense of community with all the benefits of connectivity, Uphall is a highly desirable location for those seeking a relaxed lifestyle without compromising on convenience.

## EXTRAS

All blinds, light fittings, fitted flooring, integrated appliances are included in the sale price. The hot tub is available by separate negotiation.







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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 3,412 SQ FT / 317 SQ M

GARAGE 258 SQ FT / 24 SQ M, WORKSHOP 223 SQ FT / 21 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.