



  
**YOUR MOVE**

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Ecclesmachan Road, Uphall,  
BROXBURN, West Lothian

Fixed £170,000



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## DESCRIPTION

Your Move are delighted to bring to the market this extremely spacious and rarely available semi detached stone built cottage in this desired area. The property is well placed for access to local amenities and good transport networks. The property benefits from double glazing, gas central heating with driveway and garage to side. In brief the accommodation comprises: entrance hallway, open plan lounge/fitted kitchen with integrated appliances, dining room with access to the conservatory master bedroom with en suite shower room, two further bedrooms, one attic room and family bathroom. The property has private garden to rear with enclosed by perimeter walling and timber fencing and is mainly paved.

## LOCATION

Uphall and Broxburn offer a selection of amenities to include: educational facilities, supermarkets, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The village is well placed for access to Livingston which offers a wealth of shops and specialist stores housed in the main Almondvale Centre and McArthur Glen Outlet Centre. Uphall is also well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh - both of which offer International Airports. Uphall is also served by a mainline railway station giving access to Edinburgh, Livingston and Bathgate.

## DIRECTIONS

On entering Uphall from Livingston on the A899 passing the McDonalds House Hotel on the right, go straight through the small roundabout, continue on the A899 until you come to set of traffic lights just before the car garage on the left hand side. Turn left at these lights and continue up the hill for approximately quarter of a mile. The property is located on the left hand side of the street and will be indicated by the Your Move for sale board.



## OUR VIEW

This is an excellent opportunity to acquire this rarely available spacious semi detached cottage in this desired area.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.







## YOUR MOVE

Unit 17, The Centre , Livingston, West Lothian, EH54 6NB

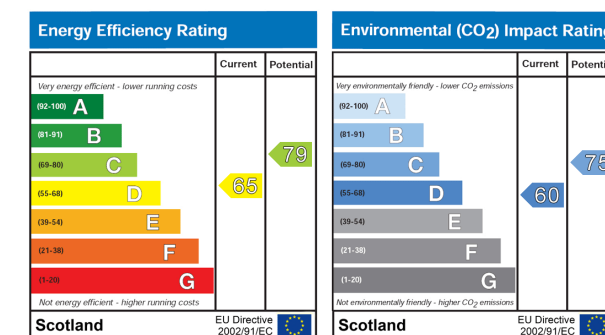
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## ENERGY PERFORMANCE CERTIFICATE



The energy efficiency rating\* is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

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## DIMENSIONS

Lounge 19'8" x 18'8" (6m x 5.7m).

Dining Room 10'2" x 5'9" (3.1m x 1.75m).

Conservatory 11'6" x 8'4" (3.5m x 2.55m).

Master Bedroom 14'5" x 9'6" (4.4m x 2.9m).

Bedroom 2 14'3" x 8'10" (4.35m x 2.7m).

Bedroom 3 19'0" x 11'2" (5.8m x 3.4m).

Attic room 14'1" x 10'10" (4.3m x 3.3m).

Bathroom 8'8" x 3'8" (2.65m x 1.1m).

Our properties appear on portals such as **Zoopla.co.uk**  
[rightmove.co.uk](http://rightmove.co.uk) [PrimeLocation.com](http://PrimeLocation.com)

\*Source: Hitwise Oct 2011