



REMAX
Property

4 Crossgreen Place, Uphall, EH52 6TD

Offers Over



A beautifully presented home in a great location, offering move in ready condition, easy to maintain gardens, and ideal convenience for commuters.

Derrick Mooney and RE/MAX Property brings this gorgeous Three Bedroom Mid-Terraced Property to the market situated in Crossgreen Place, Uphall, EH52 6TD. Comprising: Lounge, modern Kitchen, Three Double Bedrooms and modern three-Piece Family Bathroom. The property also benefits from, a large downstairs storage space, a new boiler, gas central heating, double glazing and plenty of parking.

Crossgreen Place sits in the heart of the historical village of Uphall. Close by there are amenities, schooling, golf courses, driving ranges, riding schools and an abundance of country walks and cycle paths. Uphall is ideally located for the commuters as it's minutes away from the M8 network to Glasgow and Edinburgh and the M9 to Stirling and beyond. Regular trains run to major cities from nearby Uphall Station.

The Gyle shopping complex is also an easy drive away to the east, with the Hermiston Gait Complex just a little further afield. There are plenty of opportunities for walking and riding around the popular Beecraigs Country Park and the Almondvale Country Park which are both easily accessible from Uphall. The town of Livingston lies nearby and offers a great selection of amenities with several large supermarkets, a multi-screen cinema, bars and restaurants, sport and leisure facilities, banks and building societies and professional services. Livingston also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet.

Council Tax Band B

Freehold Tenure

Approx. £100 Per Annum Factor Fee

Tenure: Freehold

Entrance Hallway

Enter via front door into the Hallway. There is one central light fitting, wallpapered walls, vinyl tile flooring, and an under-stair cupboard (2.78m x 0.99m).

Lounge 15' 3" x 13' 11" (4.64m x 4.23m)

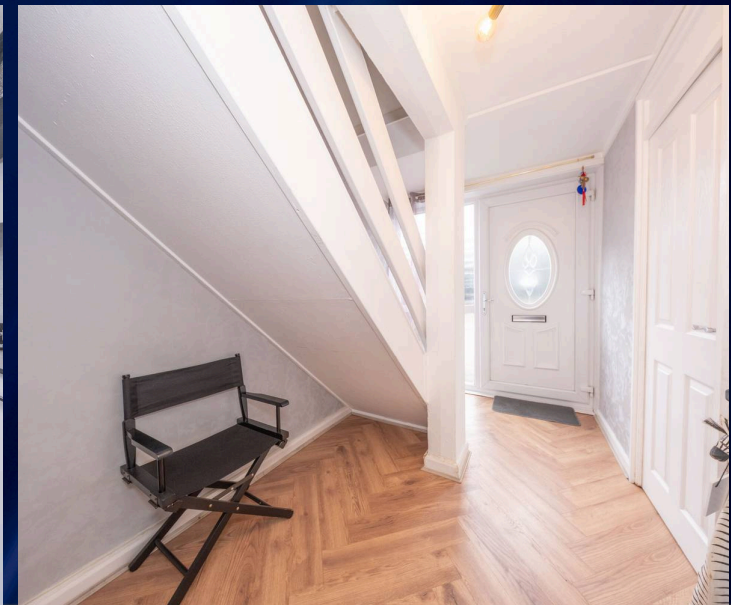
Generous sized Lounge with a large window facing onto the garden. Around the room there are two central light fittings, feature wall with in-built features, painted and wallpapered wall, one radiator and laminate flooring.

Kitchen 11' 7" x 10' 5" (3.54m x 3.17m)

Spacious modern Kitchen with space for Dining. Comprising of: wall and base units, worktops, integrated white goods, integrated electric hob, integrated fan oven and composite sink with mixer tap. Around the room there is spotlighting, wet wall and wallpapered walls, window facing the Garden, one radiator and vinyl tile flooring.

Hallway 11' 11" x 6' 9" (3.63m x 2.05m)

Hallway with large open plan under-stair cupboard, access to the Kitchen and Lounge. There is spotlighting, wallpapered walls, one radiator, one window, exterior door, and laminate flooring. The area underneath the stairs can be converted into a W/C.





Upper Hallway

7' 1" x 5' 7" (2.17m x 1.71m)

Hallway giving access to Bedroom 1, Bedroom 2, Bedroom 3 and the Bathroom. There is one wall light fitting, wallpapered walls, one radiator and carpet flooring.

Bedroom 1

12' 5" x 8' 9" (3.78m x 2.67m)

Excellent sized bedroom facing the front of the property with plenty of space for storage units. There is one wall light fitting, wallpapered and painted walls, carpet flooring and one radiator.

Bedroom 2

15' 0" x 10' 0" (4.56m x 3.06m)

Spacious double bedroom facing the front of the property, with a large window and plenty of space for storage units. There is one wall light fitting, wallpapered and painted walls, carpet flooring and one radiator.

Bedroom 3

11' 3" x 10' 0" (3.43m x 3.06m)

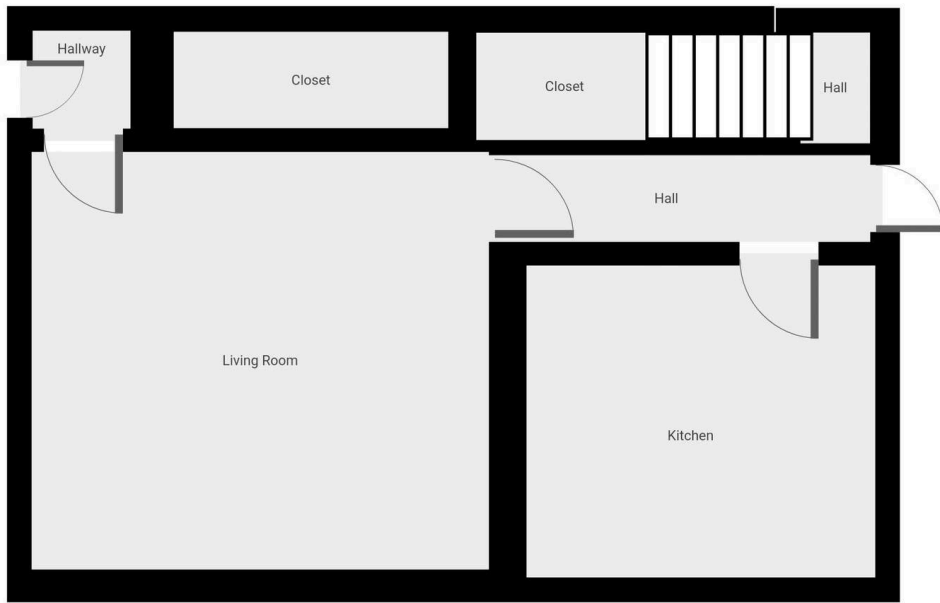
Double Bedroom facing the rear of the property with one wall light fitting, wallpapered and painted walls, one radiator, carpet flooring, and a built-in cupboard.

Bathroom

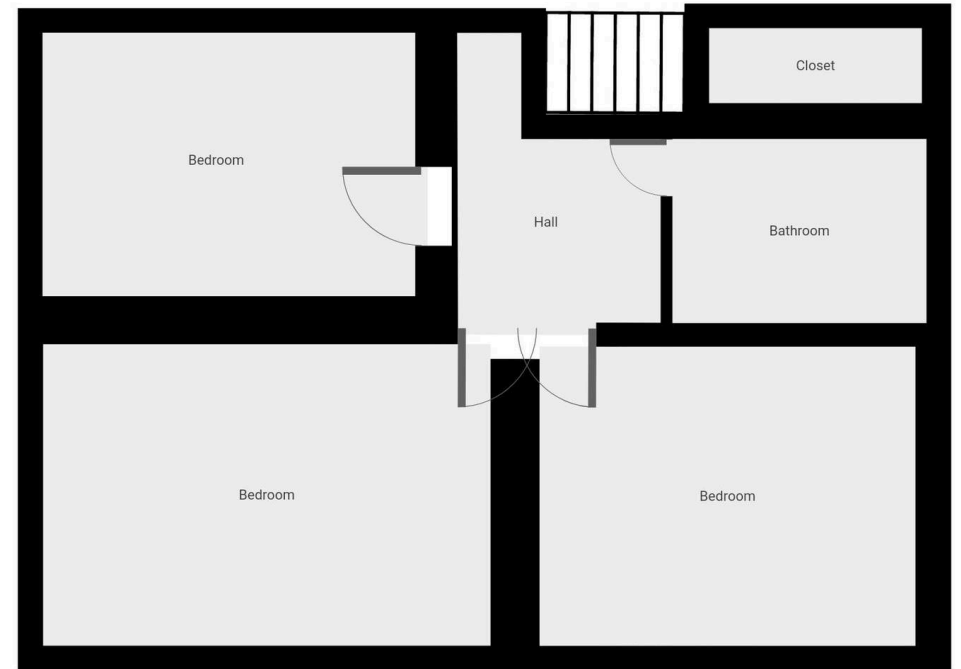
8' 6" x 6' 3" (2.58m x 1.91m)

Modern three-piece Bathroom comprising of: sink and toilet vanity unit, and bath with overhead and handheld shower, along with a glass screen. There is one central light fitting, wet walls with black trim, towel radiator and vinyl tile flooring. There is an opaque window facing the rear of the property and a large cupboard where the modern boiler is situated.





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