



17 Howieson Green, Uphall, EH52 6BW.



**REMAX** PROPERTY

This impressive three bedroom bungalow on Howieson Green occupies a generous plot and is perfectly suited to families or those seeking the comfort and convenience of single level living. Beautifully designed with modern lifestyles in mind, the property offers an outstanding balance of space, flexibility, and practicality in a highly accessible location.

The adaptable layout allows the home to evolve with your needs, whether you require a dedicated home office, a playroom, guest accommodation, or simply well-proportioned bedrooms. Light filled interiors and a thoughtfully planned design create a natural flow throughout, making everyday living, working, and entertaining effortless. Further benefits include a single garage and a spacious attic, offering excellent additional storage or potential for future development (subject to the necessary consents).

Lorna MacDonald and RE/MAX Property are delighted to present this exceptional bungalow to the market.

Uphall boasts a great selection of local amenities, including independent shops, restaurants, and a popular butcher. Nearby Broxburn adds even more convenience, offering additional shopping options and leisure facilities such as a sports centre. The area is well served for families, with both primary and secondary schooling available.

Livingston is just a short drive away, providing extensive retail opportunities at The Centre and the Designer Outlet. Ideal for commuters, the location offers easy access to the central Scotland motorway network, Uphall Train Station is within walking distance, and Edinburgh Airport can be reached by car.

#### **Front Garden and Garage**

The property is approached by an expansive lawn framed by mature hedging, creating an attractive and private first impression. A substantial stone finished driveway provides ample parking for multiple vehicles and leads to the garage, complete with an electric up and over door. A paved pathway with steps gently guides you to the front entrance, while the remaining front garden is thoughtfully landscaped with decorative stone and established planting, adding texture throughout the seasons.

#### **Entrance Hallway**

Entry is via a wooden door into a welcoming vestibule, setting the tone for the rest of the home. Tastefully presented in neutral décor, with soft magnolia walls and wood effect laminate flooring, the space feels bright and inviting. Two generously sized cupboards provide excellent storage. The area is complete with three ceiling lights, a smoke detector, radiator, power points, and convenient access to the attic.





### **Lounge**

**3.941m x 4.451m (12'11" x 14'07")**

This superb living room is beautifully presented with cream toned décor and carpeting, creating a warm and relaxing atmosphere. Patio doors to the rear garden bathe the space in natural light, complemented by recessed downlighting for a bright yet ambient feel in the evenings. A gas fire forms an attractive focal point. The room is further enhanced by a radiator, smoke detector, and power points.

### **Dining Room**

**3.919m x 2.880m (12'10" x 9'05")**

This versatile room is currently utilised as a dining area and enjoys an ideal position between the lounge and kitchen at the rear of the property, making it perfect for both everyday living and entertaining. Decorated in soft peach tones with carpet underfoot, the space feels warm and welcoming. A rear facing window allows natural light to pour in, further enhanced by downlighting. A radiator and ample power points ensure comfort and practicality, while the flexible layout offers potential for alternative uses such as a home office or family room.

### **Kitchen Diner**

**3.917m x 4.503m (9'05" x 18'00")**

This spacious kitchen is beautifully appointed with an array of wall and floor mounted units in a warm wood finish, complemented by coordinating cream work surfaces and a matching tile splashback. Light blue walls and cream tiled flooring create a bright and welcoming environment.

The kitchen is fully equipped for modern living, featuring an eye level oven and grill, a four-ring gas hob with a built-in extractor hood, an under counter fridge, and a dishwasher, all included in the sale. The stainless-steel sink with drainer and taps is positioned to take full advantage of natural light streaming in through two rear facing windows.

Generous space allows for a dining area, making this kitchen ideal for both cooking and entertaining. Additional features include five ceiling lights, a radiator, heat detector, and multiple power points, ensuring both comfort and practicality.

### **Utility Room**

**2.385m x 3.086m (7'09" x 10'01")**

The utility room provides a highly practical and well-appointed space, featuring wood-finished base units paired with a sleek black work surface and crisp white tile splashback. Cream vinyl flooring and neutral painted walls create a clean and airy feel. The room includes an under counter washing machine and a stainless-steel sink with drainer and mixer tap. Natural light enters the room through the rear facing window and half glazed upvc door. A ceiling light, radiator, and convenient power points complete this functional area.

### **Primary Bedroom**

**2.922m x 4.397m (9'07" x 14'05")**

This delightful room has magnolia painted walls, and carpet to the floor. There is a large integrated sliding mirror door wardrobe providing an abundance of hanging and shelving space. Two windows to the front of the property allow in lots of natural light and there is a ceiling light. A radiator and power points are also provided.

### **En-Suite Shower**

**1.085m x 2.590m (3'06" x 7'04")**

This shower room has been decorated with neutral tiled walls and coloured vinyl to the floor. The suite comprises of a shower unit with mains shower, a close coupled toilet and a pedestal sink. A chrome towel radiator, ceiling light and extractor fan finish the room.

### **Bedroom Two**

**3.006m x 3.546m (9'10" x 11'07")**

This lovely room is tastefully presented with soft peach toned walls and carpeting. A side facing window welcomes in natural light, enhanced by a ceiling light. A built-in wardrobe offers excellent storage, while a radiator and conveniently placed power points add to the room's overall comfort and practicality.

### **Bedroom Three**

**2.992m x 3.713m (9'09" x 12'02")**

This well-proportioned third double bedroom is finished in neutral magnolia tones with carpeted flooring, creating a bright and restful space. A front facing window allows natural light to flood the room. The built-in wardrobe provides generous hanging and shelving space, ensuring excellent storage. A ceiling light, radiator, and ample power points complete this comfortable bedroom.

### **Bathroom**

**2.899m x 1.578m (9'06" x 5'02")**

The bathroom is fully tiled to both walls and floor, creating a sleek, low maintenance finish. A front facing window allows natural light to brighten the space, complemented by a ceiling light for added illumination. The suite comprises a bath, pedestal sink, and close coupled toilet. A chrome towel radiator adds a touch of modern style while enhancing everyday comfort.

### **Rear Garden**

The generous rear garden offers a peaceful and private outdoor haven. Predominantly laid to lawn, it is enhanced by a paved patio and a decorative stone area, ideal for al fresco dining, entertaining, or simply unwinding in the fresh air. A dedicated vegetable patch with greenhouse will appeal to keen gardeners and those looking to grow their own produce.

Enclosed by mature hedging, established trees, and shrubs, the garden enjoys a wonderful sense of natural beauty and seclusion. Gated access to the front of the property adds everyday convenience, while a wooden shed provides excellent additional storage. Whether hosting summer gatherings or enjoying a quiet morning coffee, this outdoor space perfectly balances functionality, privacy, and tranquillity.

### **Garage**

**5.536m x 3.031m (18'01" x 9'11")**

The brick-built garage is fitted with an electric up and over door, offering both security and convenience. Fully serviced with power points and ceiling lighting, it provides a practical and versatile space. An additional attic storage area further enhances its functionality, ensuring excellent capacity for organised storage.

### **Additional Items**

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### **VIEWING**

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

### **OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### **INTEREST**

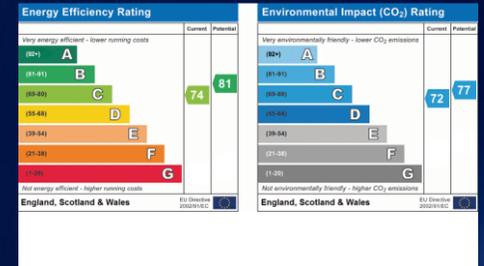
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