



REMAX
Property

15 Thomson Grove, Uphall, EH52 6BP
Offers Over £165,000



Discover this fantastic three Bedroom property, bursting with potential and ready for a buyer to make it a home! Features include a dining room, sunroom and South Facing Garden!

Situated in an ideal locale, with all amenities close-by, this mid terraced in Thomson Grove is ideally placed for couples, families and commuters.

Team Lauren and Rodaidh & REMAX Property are pleased to bring this wonderful house to the market. Comprising of: Hallway, Lounge, Kitchen, Dining Room, Three Double Bedrooms, and Bathroom. The property also benefits from gas central heating, double glazing, and residential parking.

The popular area of Uphall in West Lothian offers an excellent range of shopping and leisure facilities. There are local butchers, fishmongers and bakeries within walking distance of the property. The outdoors can be enjoyed with walks along the Union Canal and in the local Almondell and Calderwood Country Park. Primary and secondary schooling are also provided. Livingston is only a short drive away, where there are more shopping opportunities provided by a wealth of shops housed in The Centre and Designer Outlet. For the commuter, there is easy access to the central Scotland motorway network, rail links and Edinburgh airport is close by.

Factor Fees £90 per annum, Freehold Property, Council Tax Band B

The home report and online viewings can be found on the REMAX website.

Hallway

15' 9" x 6' 5" (4.80m x 1.96m)

The Hallway is bright and spacious, giving access to the Lounge, Sunroom, Kitchen, and staircase to the upper level. The Hallway has one central light fitting, wallpapered walls, rear facing window, one radiator, laminate flooring, and an under-stair cupboard.

Lounge

16' 3" x 12' 5" (4.96m x 3.79m)

Spacious Lounge with window looking onto Sunroom. Around the room there are two central light fittings, freshly plastered and painted walls, one radiator and newly fitted carpet flooring.

Sunroom

17' 8" x 8' 11" (5.38m x 2.73m)

Sunroom which can be used as another living area, home office or playroom, there is an external door leading to the rear Garden. There are two wall lights, rear facing windows, ceiling window, painted walls, one radiator and newly fitted laminate flooring.

Kitchen

10' 2" x 10' 0" (3.09m x 3.04m)

Kitchen comprising of: Fitted wall and base units, worktops, space for white goods, integrated gas hobs, fan oven, and stainless steel sink with mixer tap. There is one central light fitting, tile and painted walls, one radiator and laminate flooring. Additionally, there is a front facing window, external door and access to the dining area.

Dining Room

9' 11" x 8' 8" (3.01m x 2.64m)

Space can be used as a dining room, play area or work space. There is one central light fitting, front facing window, painted walls, one radiator and newly fitted laminate flooring.





Upper Hallway

8' 3" x 6' 4" (2.51m x 1.93m)

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

Bedroom 1

14' 8" x 8' 5" (4.46m x 2.57m)

Excellent sized double Bedroom located at the rear of the property with one central light fitting, wallpapered walls, single built-in cupboard, one radiator and newly fitted carpet flooring.

Bedroom 2

12' 3" x 8' 11" (3.74m x 2.73m)

Double Bedroom located at the front of the property with two built-in cupboard spaces. There is one central light fitting, wallpapered walls, one radiator and newly fitted carpet flooring.

Bedroom 3

11' 7" x 10' 7" (3.52m x 3.23m)

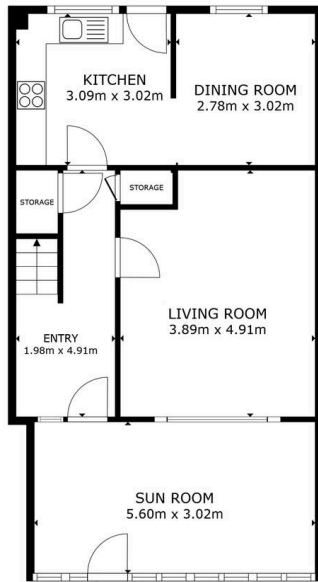
Double Bedroom located at the rear of the property with a built-in half cupboard. There is one central light fitting, wallpapered walls, one radiator and newly fitted carpet flooring.

Bathroom

6' 9" x 5' 7" (2.06m x 1.70m)

Family Bathroom comprising: toilet, sink with mixer tap, and bath with overhead electric shower. There is one central light fitting, front facing opaque window, tiled walls, one radiator and laminate flooring.

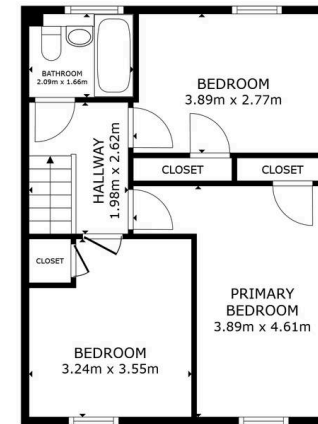




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 65.4 m² FLOOR 2 47.9 m²
 TOTAL: 113.3 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 65.4 m² FLOOR 2 47.9 m²
 TOTAL: 113.3 m²

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.