



99 South Middleton, Uphall

Offers Over £369,000



99 South Middleton

Uphall, Broxburn

Impressive four-bed detached home in Uphall with spacious living areas, landscaped wraparound gardens, Impressive Garden Room, garage, driveway, and excellent local amenities.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Entrance Hall

14' 7" x 3' 6" (4.45m x 1.06m)

The welcoming entrance hallway features a stylish new uPVC front door with matching side-panel windows, allowing an abundance of natural light to flood the space. Finished with attractive laminate flooring and a central ceiling light, the hallway creates a bright and inviting first impression. From here, there is access to the lounge, dining room, kitchen, utility room, downstairs WC, and the staircase leading to the upper level.

Lounge

15' 8" x 14' 4" (4.77m x 4.37m)

The beautifully presented lounge is a bright, spacious, and inviting living area, enjoying lovely views over the rear garden. A charming bay-style window with French doors provides an abundance of natural light while offering seamless access to the garden, creating the perfect space for both relaxing and entertaining. A stylish fireplace with an attractive surround forms an excellent focal point, complemented by fresh, modern décor, quality laminate flooring, a contemporary vertical radiator, and recessed ceiling spotlights, all of which combine to create a warm, welcoming, and stylish living space.

Kitchen/Breakfast Room

11' 1" x 9' 6" (3.39m x 2.89m)

The beautifully refurbished kitchen is both stylish and highly functional, enjoying pleasant views over the rear garden through a large window that fills the space with natural light. Offering ample room for a dining table and chairs, it provides the perfect setting for everyday family meals and informal entertaining. The kitchen is fitted with an excellent range of modern wall and base units, providing generous storage and workspace, and features a selection of quality integrated appliances, including a fridge/freezer, dishwasher, washing machine, induction hob, and integrated double oven. A contemporary composite sink with drainer and sleek mixer tap adds a touch of elegance, while durable vinyl flooring and recessed ceiling spotlights complete this impressive and well-appointed space.





Dining Room

9' 11" x 9' 5" (3.03m x 2.88m)

The separate dining room is a bright and versatile space, ideal for entertaining family and friends or enjoying formal meals. Generously proportioned, it comfortably accommodates a large dining table and chairs while benefiting from a pleasant front-facing window that allows plenty of natural light. This adaptable room could also be used as a second sitting room, family room, or children's playroom to suit a variety of lifestyles. Finished with a radiator and central ceiling light, it offers a flexible and welcoming living space.

Wc

6' 5" x 3' 1" (1.96m x 0.93m)

The convenient downstairs WC is finished to a modern standard and comprises a contemporary WC and a stylish vanity unit incorporating a wash hand basin with a sleek mixer tap. Complemented by attractive splashback tiling, recessed ceiling spotlights, and a chrome heated towel rail, this well-appointed cloakroom is both practical and beautifully presented.

Stair & Landing

The staircase and upper landing are beautifully presented with quality carpeting, creating a warm and welcoming feel. The landing benefits from a central ceiling light and radiator and provides access to all four bedrooms, the family bathroom, and the loft. The attic is accessed via a pull-down ladder and features partial flooring, offering excellent additional storage space.



Bedroom One

13' 3" x 9' 7" (4.05m x 2.92m)

The impressive principal bedroom is a bright, spacious, and airy retreat, enjoying pleasant front-facing views over the garden. Generously proportioned, the room benefits from an excellent range of triple fitted wardrobes, providing ample storage, along with a large built-in storage shelf. A private en-suite shower room adds to the appeal, making this a comfortable and well-appointed principal suite.



En Suite

11' 11" x 5' 2" (3.62m x 1.58m)

The contemporary en-suite shower room is beautifully finished and designed to a high standard. A front-facing opaque window allows plenty of natural light while maintaining privacy. The suite comprises a modern WC, a stylish vanity unit incorporating a wash hand basin with a sleek mixer tap, and a generous walk-in shower enclosure with elegant sliding glass doors. The shower features a luxurious rainfall shower head, complemented by a separate handheld attachment for added convenience. Attractive splashback tiling and contemporary wet wall panelling provide a stylish, low-maintenance finish, while a modern mirror and recessed ceiling spotlights complete this impressive and well-appointed en-suite.

Bedroom Two

10' 3" x 13' 0" (3.13m x 3.97m)

The second bedroom is a generously sized double room, offering a bright and comfortable space with a pleasant rear-facing window allowing plenty of natural light. The room benefits from excellent storage with triple fitted wardrobes, while a central ceiling light, radiator, and stylish laminate flooring complete this well-presented and practical bedroom.

Bedroom Three

10' 3" x 7' 11" (3.13m x 2.41m)

The third bedroom is a bright and versatile room, currently utilised as a stylish playroom, offering a range of possibilities to suit modern family living. Enjoying a pleasant rear-facing outlook, the room benefits from fresh décor, quality laminate flooring, a central ceiling light, and a radiator. This well-presented space would make an ideal bedroom, home office.

Bedroom Four

10' 4" x 7' 2" (3.14m x 2.19m)

The fourth bedroom is a well-proportioned single room, offering a bright and versatile space with a pleasant rear-facing outlook. Finished with stylish laminate flooring, the room benefits from a radiator and central ceiling light. Ideal as a bedroom, it would also make an excellent home office, study, or hobby room to suit a variety of needs.





Family Bathroom

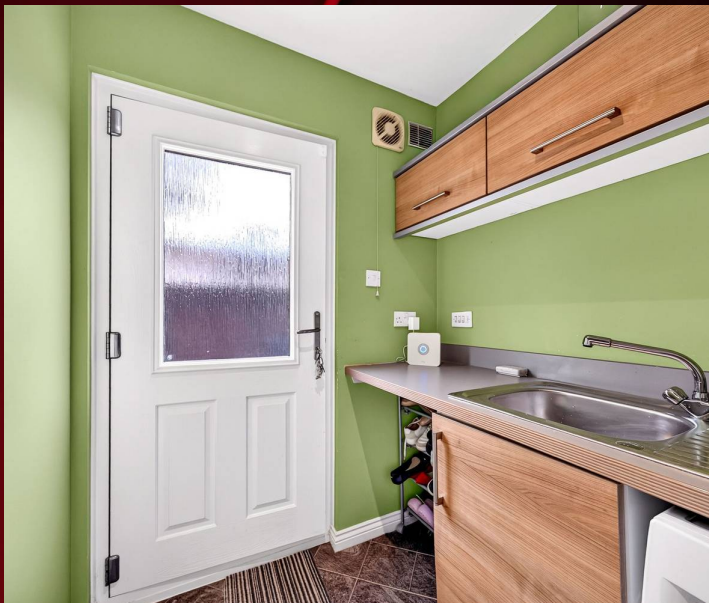
8' 11" x 7' 10" (2.73m x 2.39m)

The beautifully appointed modern four-piece family bathroom offers a luxurious and stylish retreat, finished to an exceptional standard. A side-facing window provides plenty of natural light, enhancing the contemporary feel of the space. The stunning freestanding bath creates a real centrepiece, complemented by an elegant floor-standing waterfall-style tap and shower handset. A generous walk-in corner shower enclosure with sleek glass pivot doors provides a luxurious bathing experience, while the modern WC and stylish vanity unit with mixer tap complete the suite. Finished with attractive splashback tiling, contemporary wall finishes, durable vinyl flooring, and recessed ceiling spotlights, this impressive bathroom combines both style and practicality to create a truly exceptional space.

Utility Room

5' 11" x 5' 5" (1.81m x 1.66m)

The excellent utility room provides a highly practical and well-designed additional space, featuring a half-glazed door and window that allow plenty of natural light while providing access to the side garden. The room offers a good range of storage cupboards, a stainless steel sink with drainer and mixer tap, and dedicated space for a washing machine and tumble dryer, with the washing machine being gifted by the owner. Finished with durable vinyl flooring and contemporary ceiling spotlights, this useful utility area is both functional and stylish, making it an ideal addition to the home.





Front Garden

The property boasts beautifully maintained front gardens, featuring a mature tree, neatly kept lawn area, and attractive borders filled with established lavender, creating a charming and welcoming approach. The well-presented frontage offers excellent kerb appeal, with a paved pathway leading gracefully to the front door and providing a lovely first impression of this impressive home.

Rear Garden

One of the true highlights of this exceptional property is the stunning wraparound rear and side garden, which has been thoughtfully landscaped to create an impressive outdoor haven. Beautifully designed and meticulously maintained, the garden features a striking artificial lawn, stylish planted borders, decorative pebble areas, and high-spec porcelain paving, creating a contemporary and low-maintenance space perfect for relaxing and entertaining. Fully enclosed with secure gated access, this private garden offers both practicality and peace of mind. A superb additional feature is the impressive fully insulated garden room, gifted by the current owner, providing a versatile space that can be used as a home office, studio, gym, hobby room, or a peaceful retreat. Finished with ceiling spotlights, a wall-mounted heater, and quality laminate flooring, this exceptional space extends the living accommodation and adds a real wow factor to the home.

Garage

Single Garage

The property benefits from a detached front-facing garage, accessed via an up-and-over door. Offering excellent space for vehicle parking or additional storage, it provides a practical and valuable addition to the home.

Driveway

2 Parking Spaces

The property benefits from a generous front driveway, finished with attractive low-maintenance monoblock paving and providing ample parking for several vehicles. Positioned to the front of the property.



99 South Middleton, Uphall, Broxburn, EH52 5GA



Approx. Gross Internal Floor Area 1395 sq. ft / 129.76 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	81	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



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