



Solicitors & Estate Agents



Fixed Price

£319,995

21 Binney Gardens

Uphall Station | West Lothian | EH54 5FN

A brand new three bedroom Dundas 'Pentland' semi detached villa, forming part of the popular Uphall Station Village development. Offering a stylish open plan layout, this attractive home provides a well considered living space alongside private gardens, a garage and driveway, all within a convenient setting close to local amenities and excellent transport links.

-  2 public rooms
-  3 bedrooms
-  2 bathrooms plus WC
-  Front & rear gardens
-  Garage & driveway
-  EPC rating – B
-  Council tax band- D

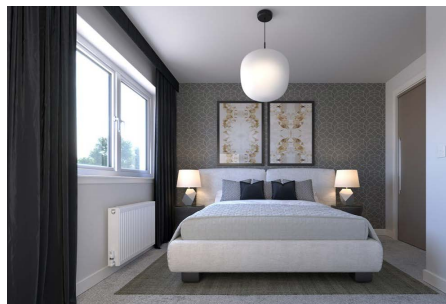


Description

You are welcomed into an entrance vestibule which leads into the bright and airy dual aspect lounge/dining room, with doors opening to the garden and an open plan layout extending through to the modern kitchen. Together, this creates a sociable space for everyday living and entertaining, with a useful utility room leading off the kitchen, along with a handy WC and door to the side.

Upstairs, there are three double bedrooms, two of which have built in wardrobes, while the principal bedroom also features an en-suite shower room. A contemporary family bathroom completes the accommodation. Further benefits include gas central heating, double glazing, solar panels and the reassurance of a 10-year NHBC warranty.

It should be noted the images are CGI's and show a typical 'Pentland' housetype. Please also note the EPC and council tax band are as anticipated.



Gardens & Parking

There is a neat front garden, while the fully enclosed rear garden provides a pleasant outdoor space to enjoy during the warmer months. The property has a single integral garage and driveway providing off street parking, with additional on street parking available.

Factoring

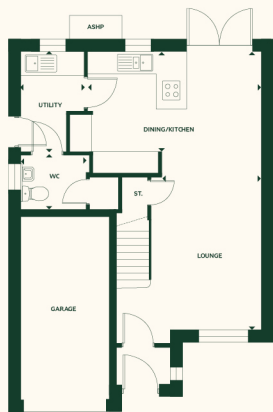
The grounds around the development are maintained by Hacking & Paterson at a cost of approximately £350 per annum.

Reservation Process

Once an offer has been accepted a reservation form should be completed by the purchaser and a £2,000 reservation fee will be payable to Dundas Estates. Missives should then be concluded within 28 days with a further £250 missive deposit then payable. The reservation fee and missive deposit are both part payment of price and will be deducted from settlement figure.

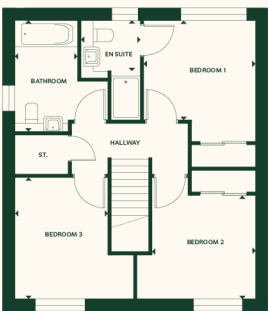


The Pentland (Semi-Detached)



GROUND FLOOR

Room	Metres (WxD)	Feet (WxD)
Lounge	2.69m x 3.79m	8'10" x 12'5"
Kitchen/Dining	4.72m x 3.79m	15'6" x 12'5"



FIRST FLOOR

Room	Metres (WxD)	Feet (WxD)
Bedroom 1	3.04m x 2.66m	10'0" x 8'9"
En Suite	1.57m x 1.29m	5'2" x 4'3"
Bedroom 2	2.82m x 2.79m	9'3" x 9'2"
Bedroom 3	2.47m x 3.28m	8'1" x 10'9"
Bathroom	1.62m x 3.00m	5'4" x 9'10"

Viewing

By appointment through Neilsons (0131 625 2222).

Location

Binney Gardens is located in the popular West Lothian village of Uphall Station situated between Livingston and Broxburn. There are a number of shopping facilities available within the village with a Scotmid just a short walk away. For a more comprehensive range of amenities, Livingston has fabulous shops, leisure and recreational facilities. The Gyle shopping complex is an easy drive away to the east, along with the Hermiston Gait retail park. Uphall Station has its own primary school, with secondary schooling a short drive away. An efficient bus service operates throughout West Lothian and provides access to and from Edinburgh and surrounding areas, and there is also easy access to the M8/M9 motorway networks and Edinburgh Airport. For those seeking an alternative method of transport Uphall Station has its own railway station and is only a short walk from the property.

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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