



Solicitors & Estate Agents










Offers Over

£250,000

17 St Andrews Drive

Uphall | West Lothian | EH52 6BX

A fantastic opportunity has arisen to purchase this impressive, extended semi-detached house with private gardens, driveway and garage situated within the heart of Uphall, West Lothian. The property would make an ideal purchase for the growing family.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom & WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The accommodation in brief comprises; welcoming entrance vestibule, hallway with useful WC and under stair storage, light and airy reception room with gas fireplace, semi-open plan dining room with French doors accessing rear garden, modern fitted kitchen with appliances and spacious sun room with electric fireplace and side door accessing garden. Finally, the upstairs accommodation comprises; spacious upper landing with storage and hatch accessing attic, two generously proportioned double bedrooms with fitted wardrobes, good sized third double bedroom and contemporary shower room. Further benefits include gas central heating and double glazing.



Extras

All fitted floor coverings will be included in the sale together with the Range cooker, integrated fridge/freezer and washing machine.

Gardens, Garage & Driveway

A real feature of this property is the superb, beautifully maintained garden to the side and rear. The landscaped garden is easily maintained with areas of decking, patio and lawn, creating the ideal environment for children to play and to enjoy outside dining/relaxing. To the front lies well maintained garden grounds and to the side there is a driveway providing off-street parking leading to the garage with up and over door.

Viewing

By appointment through Neilsons 0131 625 2222.





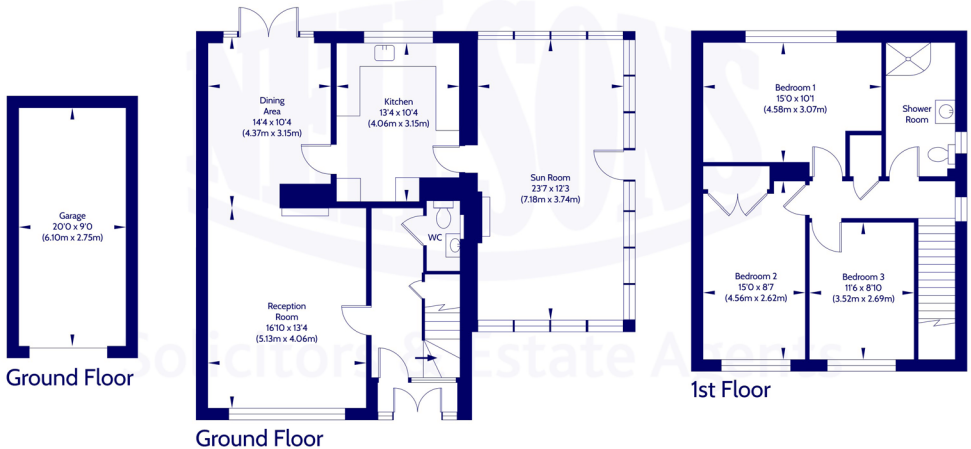
Location

The popular village of Uphall boasts a good range of local shopping facilities serving everyday needs. For a more extensive range Almondvale Shopping Centre in Livingston, the Gyle Shopping Centre and Hermiston Gait Retail Park, both in Edinburgh are all within easy reach. Uphall railway station together with the motorway network to Edinburgh & Glasgow are within close proximity providing excellent commuting links and regular public transport services travel to Edinburgh's City Centre. Leisure and recreational facilities are available nearby including a swimming pool and leisure centre and for those who enjoy the outdoors, there are several local golf courses nearby together with Beecraigs Country Park and the Almondvale county park both of which are easily accessible from Uphall. Macdonald Houstoun House Hotel is within the vicinity offering spa treatments, a fully equipped gym and much more.





Approx. Gross Internal Floor Area 143 Sq M / 1544 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

