










Fixed Price

**£364,995**

## 15 Binney Gardens

Uphall Station | West Lothian | EH54 5FN

An impressive brand new Dundas Homes 'Crawford' detached villa, forming part of the prestigious Uphall Station Village development. Designed with modern family living in mind, this stylish home offers generous accommodation, private gardens, a garage and driveway, while enjoying a convenient setting close to local amenities and excellent transport links.

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



## Description

You are welcomed into a bright entrance hallway with useful storage and a convenient ground floor WC. Positioned to the front of the property is a generous lounge, enhanced by a bay window that floods the room with natural light and creates an inviting space in which to relax. To the rear, the fantastic dining kitchen forms the heart of the home, featuring a stylish range of wall and base units, appliances including a gas hob & electric oven, fridge/freezer and dishwasher, and ample space for family dining and hosting. French doors provide direct access to the garden, seamlessly blending indoor and outdoor living, and there is a practical utility room, accessed from the kitchen.

On the first floor, there are four well proportioned bedrooms, two of which benefit from built in wardrobes, while the principal bedroom is further enhanced by an en-suite shower room. A contemporary family bathroom fitted with a crisp white suite completes the accommodation. The property further benefits from gas central heating with Hive controls, double glazing, solar panels and the reassurance of a 10-year NHBC warranty.

*This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal. Please also note the EPC and council tax band are as anticipated.*



## Gardens & Parking

A neat front garden provides an attractive approach to the property and to the rear is a fully enclosed garden laid to lawn, ideal for outdoor dining and entertaining in the warmer months and offering a secure setting for children and pets. There is a single integral garage, a driveway offering off street parking for two cars, with additional on street parking also available.



## Factoring

The grounds around the development are maintained by Hacking & Paterson at a cost of approximately £76 per quarter.

## 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.



## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

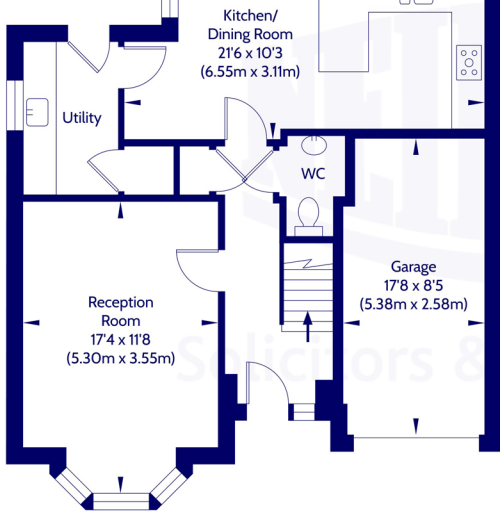
Binney Gardens is located in the popular West Lothian village of Uphall Station situated between Livingston and Broxburn. There are a number of shopping facilities available within the village with a Scotmid just a short walk away. For a more comprehensive range of amenities, Livingston has fabulous 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.



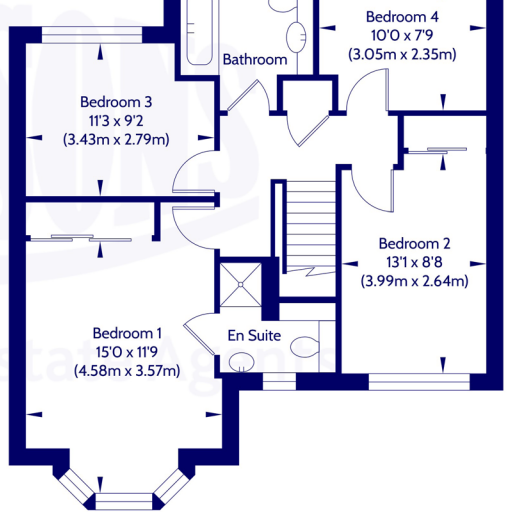


Approx. Gross Internal Floor Area 117 Sq M / 1256 Sq Ft.

### Ground Floor



### 1st Floor



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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