



REMAX
Property

121 East Main Street Uphall, Offers Over £234,000



Derrick Mooney & RE/MAX Property are delighted to welcome you to this gorgeous three-bedroom semi-detached house with detached garage. Step inside to find a bright and welcoming living area that flows into a modern kitchen dining area. The primary bedroom comes complete with its own en-suite, while the other two bedrooms offer plenty of space for kids, guests, or even a home office. There is a recently fitted downstairs WC for extra convenience, making busy mornings a breeze. Storage is sorted with a detached single garage and a private driveway. The property is set in a sought-after location, close to great local amenities, schools, and transport links. With its fresh décor and thoughtful layout, this home is ready to move straight in and make your own. Whether you are upsizing, downsizing, or buying your first home, this lovely property ticks all the boxes for comfort, style, and practicality.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Uphall boasts a great selection of local amenities, including independent shops, restaurants, and a popular butcher (Lawsons). Nearby Broxburn adds even more convenience, offering additional shopping options and leisure facilities such as a sports centre. The area is well served for families, with both primary and secondary schooling available. Livingston is just a short drive away, providing extensive retail opportunities at The Centre and the Designer Outlet. Ideal for commuters, the location offers easy access to the central Scotland motorway network, Uphall Train Station is within walking distance, and Edinburgh Airport can be reached by car.

Lounge

18' 2" x 12' 4" (5.53m x 3.75m)

A spacious contemporary lounge featuring elegant wooden flooring and a neutral décor palette throughout. The room is beautifully illuminated by a large front-facing window, which allows for an abundance of natural light and offers pleasant views over the front garden.

Kitchen

A generously sized modern kitchen fitted with a range of ample wall and base units, providing excellent storage. The space is complemented by a stylish designer sink with mixer tap, a feature range cooker with electric oven, and a tiled splashback wall, combining practicality with contemporary style.

Dining Area

A generous sized dining area featuring neutral décor and a window overlooking the rear garden, creating a bright and inviting setting. The space is further enhanced by a convenient breakfast bar with seating for two, ideal for casual dining or morning coffee.

WC

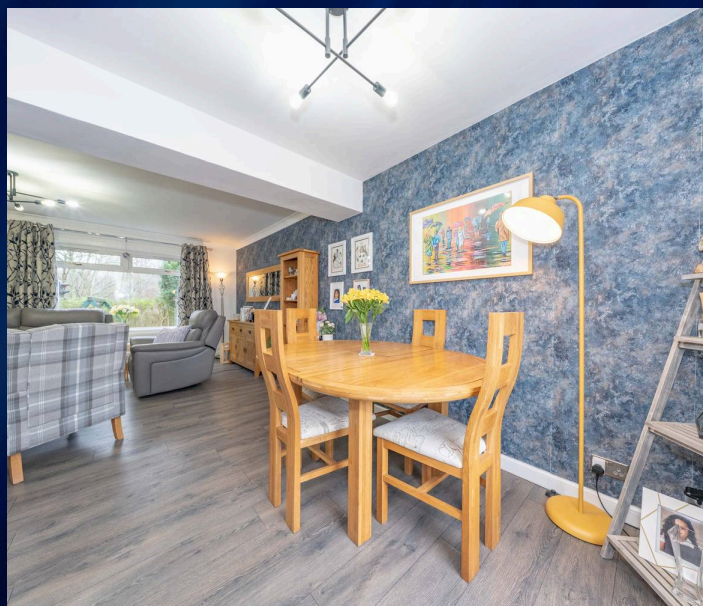
6' 7" x 3' 0" (2.01m x 0.92m)

A recently fitted downstairs WC comprising a modern toilet and vanity unit with basin and mixer tap. The space is finished with a sleek stainless steel towel radiator, offering both style and practicality.

Primary Bedroom

12' 9" x 12' 4" (3.89m x 3.77m)

A generously sized primary bedroom featuring a plush dark grey carpet and a double mirrored wardrobe, offering both comfort and excellent storage. A window provides pleasant views over the fully enclosed rear garden, while the room further benefits from direct access to a private en suite.





En -Suite

5' 10" x 4' 6" (1.78m x 1.38m)

A sleek and stylish en-suite featuring contemporary wet wall panelling, a modern WC and vanity unit with basin. The space is finished with a shower enclosure, enhanced by attractive brick-effect wall tiles.

Double Bedroom

13' 4" x 9' 4" (4.06m x 2.85m)

A generous double bedroom comprising of a double wardrobe, providing excellent storage. A window to the front aspect allows for plenty of natural light and offers views over the fully enclosed front garden.

Family Bathroom

9' 6" x 5' 4" (2.89m x 1.63m)

A gorgeous modern family bathroom comprising a white bath with overhead shower and glass screen. The space is enhanced by partial wall tiling and includes a WC and a stylish basin with mixer tap. A large silver designer towel radiator completes the room, adding

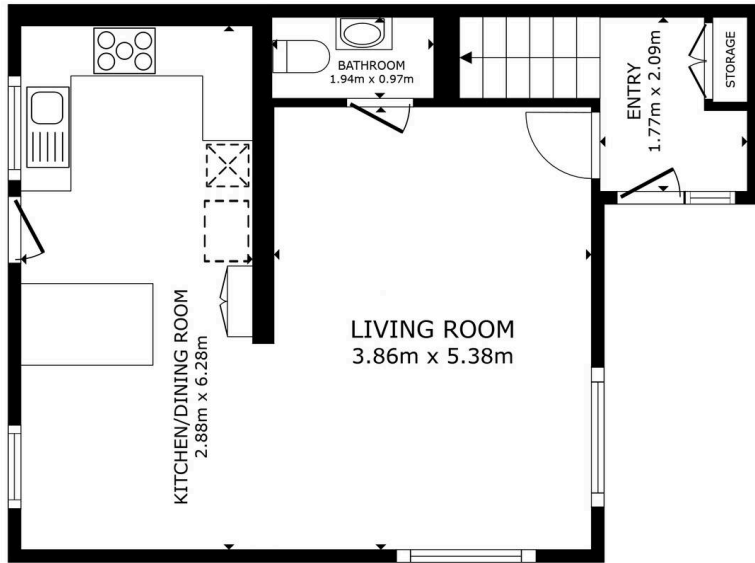
both elegance and practicality.

Bedroom/Office

9' 11" x 7' 4" (3.03m x 2.24m)

A versatile bedroom currently used as both a sleeping area and home office, featuring laminate flooring and crisp white painted walls. A front-facing window provides ample natural light, creating a bright and functional space.

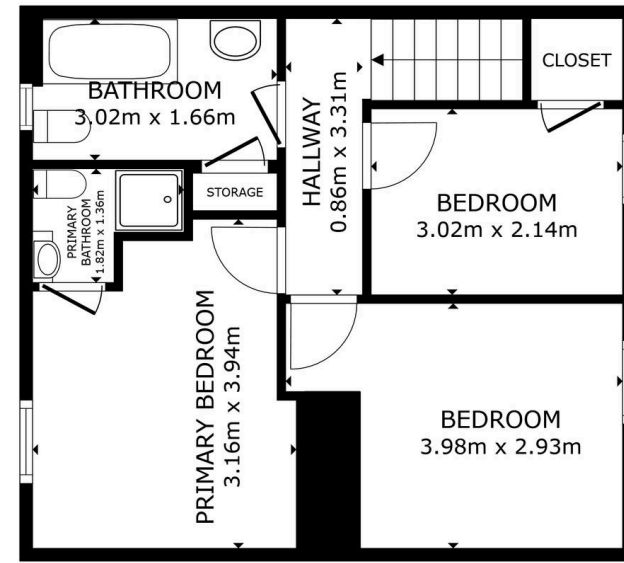




FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 47.2 m² FLOOR 2 44.9 m²
 TOTAL: 92.1 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 47.2 m² FLOOR 2 44.9 m²
 TOTAL: 92.1 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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