



REMAX PROPERTY



21 East Main Street, Uphall, EH52 5HZ



This beautifully presented and upgraded home in Uphall offers an ideal opportunity for first time buyers, couples, or those seeking the convenience of one level living. Combining style with comfort, the property boasts a thoughtfully designed interior, high quality finishes throughout and the added convenience of on street parking. Extra sound proofing has been added to the internal walls and ceilings throughout, enhancing the comfort of the home. Ideally located within easy walking distance of local amenities, the property offers a fantastic balance of convenience, quality and contemporary living. Lorna MacDonald and REMAX Property are delighted to bring this well maintained two double bedroom ground floor flat to the market.

Uphall boasts a great selection of local amenities, including independent shops, restaurants, and a popular butcher. 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 in minutes by car.

Front Approach

The property is accessed directly from the footpath, with two steps leading to the front door.

Entrance Hallway

The welcoming hallway is accessed through a stylish part glazed wooden door and sets the tone for the rest of the home. Finished in neutral tones, the painted walls are complemented by sleek oak flooring, creating a bright and contemporary first impression. The space is well equipped with ceiling lighting, feature spotlights, a radiator, power points and two smoke detectors.

Lounge

5.507m x 2.806m (18'00" x 9'02")

This inviting room is beautifully finished with neutral painted walls and oak flooring, creating a fresh and contemporary feel. A large side facing window allows plenty of natural light to fill the space, complemented by a ceiling light, downlights and two wall lights for a warm and welcoming ambience. An electric fire with a stylish cream surround provides an attractive focal point, while two vertical radiators, power points and a smoke detector add to the room's practicality and comfort.

Breakfasting Kitchen

3.707m x 2.366m (12'01" x 7'09")

This modern, well designed kitchen strikes the perfect balance between style and practicality. It features a range of sleek wall and base units with white frontages, complemented by wooden worktops and upstands. Soft neutral walls and cream tile flooring create a cohesive, contemporary finish.

Fully equipped for modern living, the kitchen includes an under counter oven, a four ring electric hob with built in extractor hood, and an integrated fridge freezer, along with space for a washing machine. There is a black sink with drainer and mixer tap.

Natural light floods the space through the front facing window while a ceiling light provides additional illumination. The room is completed with power points, a vertical radiator, and a heat detector.

Primary Bedroom

4.197m x 2.627m (13'09" x 8'07")

This charming bedroom is finished in neutral tones with continued oak flooring, creating a warm and welcoming atmosphere. A large half height storage cupboard provides excellent practical storage, while two high set rear facing windows allow plenty of natural light to brighten the space. A ceiling light provides additional illumination, with a vertical radiator, power points and a smoke detector completing this well proportioned room.

Bedroom Two

3.747m x 2.830m (12'03" x 9'03")

This well proportioned second double bedroom is tastefully finished with beige tones and oak flooring, creating a warm and inviting space. Currently utilised as a home office and dressing room, the room offers excellent versatility and could easily be adapted to suit a variety of needs.

A front facing window allows plenty of natural light to fill the room, complemented by a ceiling light for additional illumination. A vertical radiator, power points and a smoke detector complete this practical bedroom.

Shower Room

1.863m x 1.840m (6'01" x 6'00")

This contemporary shower room combines modern style with everyday practicality. Cream tiled flooring is complemented by neutral painted walls, with matching cream tiles within the shower enclosure. A side facing window fills the room with natural light, while downlights create a bright and welcoming atmosphere.

The modern suite comprises a shower enclosure with a mains waterfall shower and separate handheld attachment, a stylish grey vanity sink, and a back to wall toilet. A white heated towel radiator, extractor fan and wall mounted storage unit finish this well appointed space.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

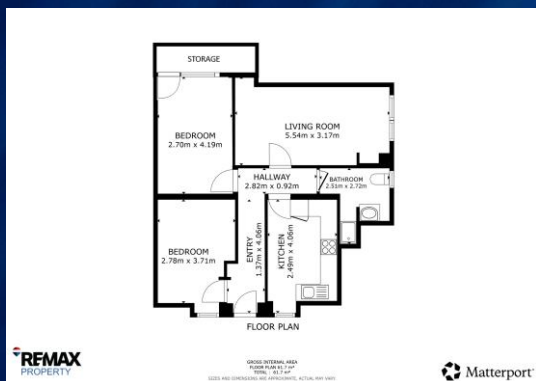
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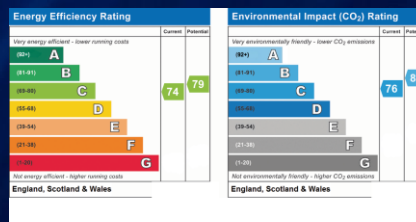
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