



56 Forrest Walk, Uphall

Offers Over £174,000





## 56 Forrest Walk

Uphall, Broxburn

Immaculate two-bedroom semi-detached home with stylish lounge, modern kitchen, spacious bedrooms, and sleek bathroom. Move-in ready with quality finishes.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





### Entrance hallway

This entrance hallway has carpeted flooring, central ceiling light and radiator. Provides access to the lounge, bathroom, kitchen and upstairs, along with a large storage cupboard and additional under-stairs storage.

### Lounge

20' 1" x 11' 0" (6.13m x 3.35m)

This lounge is bright and spacious, featuring carpeted flooring, two front-facing windows and a large rear window overlooking the garden. It benefits from two hanging lights and offers great space for tables, chairs and freestanding furniture.

### Bathroom

5' 8" x 6' 5" (1.72m x 1.96m)

This bathroom features laminate flooring, central spotlighting and an opaque window for privacy. It includes a heated towel rail, W/C, bath with electric shower and a fitted sink with mixer tap.

### Kitchen

9' 11" x 13' 1" (3.03m x 3.99m)

This kitchen features laminate flooring, a central ceiling light and two rear-facing windows, along with an opaque back door providing access to the rear garden. Offering generous storage including a large cupboard, the space includes a sink unit, extractor fan, integrated oven and electric hob (space for washing machine & tumble dryer). The kitchen is modern in presentation with a functional layout and good overall size.







### Landing

This landing features carpeted flooring, a central hanging light and a rear-facing window, also includes a double door cupboard for storage. It provides access to both upstairs bedrooms.

### Master bedroom

11' 5" x 11' 1" (3.49m x 3.38m)

This master bedroom features rear-facing windows making it a bright space, carpeted flooring and a central ceiling light. A spacious double room which benefits from a large wardrobe space.

### Bedroom 2

11' 11" x 9' 7" (3.63m x 2.93m)

This bedroom features a rear-facing window, a radiator for added warmth, carpeted flooring and a central ceiling light. This room is cosy and a great size with a large wardrobe space.







#### FRONT GARDEN

The front garden is a low maintenance space with stone chips.

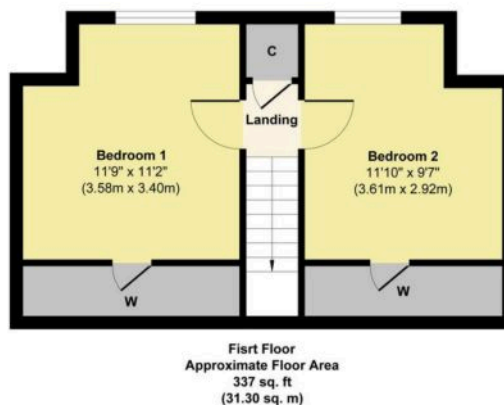
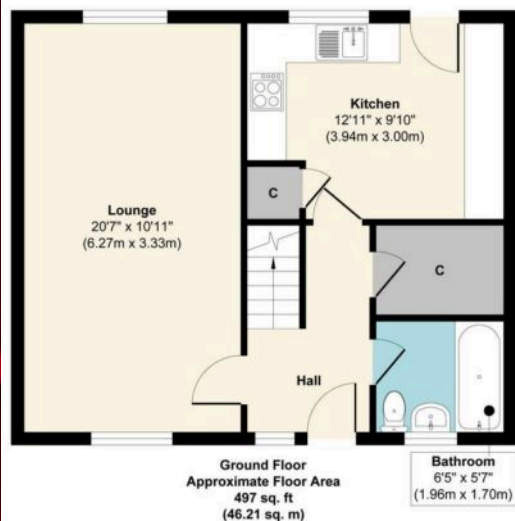
#### REAR GARDEN

This massive back garden has a grass, stone chips and decking area with some plants and mature shrubs.









Approx. Gross Internal Floor Area 794 sq. ft / 77.51 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	77
England, Scotland & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	64	74
England, Scotland & Wales	EU Directive 2002/91/EC	





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