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Solicitors and Estate Agents

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BEECHWOOD GROVE
UPHALL STATION, EH54 5QB



OFFERS OVER £285,000

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BEECHWOOD GROVE UPHALL STATION, EH54 5QB

This well-presented and extended, detached family villa is ideally situated for commuters. It offers flexible accommodation over 2 floors and benefits from an integral garage and driveway

A uPVC door with leaded glass panels leads to the hall.

The living room is front facing and has space for freestanding furniture. Astragaled French doors lead through to the dining room and to an informal, chill-out seating area with box bay window to the rear.

The kitchen has views to the rear garden and is fitted with a range of wall and base units with complementary worksurfaces, 1.5 composite sink and tiling to splashback. The gas hob, extractor hood, oven, fridge, freezer, dishwasher and micro oven are included in the sale but are not warranted. A door at the rear leads to the garden.

There is a utility room off the kitchen, fitted with wall and base units, stainless steel sink and complementary worksurfaces. Plumbed for washing machine. The freezer is included in the sale but is not warranted. Door to integral garage.

The part-tiled cloaks/WC completes the ground floor accommodation and is fitted with a 2-piece suite and has a window to the front, cloaks rail and a hatch to the roofspace.

A staircase leads to the upper floor which gives access to the remainder of the accommodation. Cloaks cupboard and further shelved cupboard. Hatch to the attic.

Bedroom 1 is to the front and has a range of built-in furniture including drawers and wardrobes. A door leads to the fully-tiled en-suite with wash bowl, WC and corner shower cubicle. The fittings are included in the sale.

There is a further double bedroom to the front which has a built-in wardrobe.

Bedroom 3, currently used as a home office, is to the rear with open aspects and a built-in wardrobe.

Bedroom 4 is also to the rear with views over the garden.

The family bathroom is fitted with a wash bowl, WC and deep tub bath. In addition there is a shower cubicle with Mira shower, wet wall panels and glazed screen.

ACCOMMODATION

Hall

Living room, dining room and informal seating area

Fitted kitchen, utility room

Cloaks/WC

4 bedrooms (1 with en-suite)

Bathroom

Gas central heating, double glazing

GARDENS

There are gardens to the front and rear. The front garden is chipped with a shrub bed. The garden to the rear has some shrub planting, an area of artificial lawn and a monobloc a patio. The greenhouse and pergola are included in the sale.

GARAGE

There is a integral garage with power and light. The monobloc driveway provides off-street parking.





EXTRAS

All fitted carpets, Karndean floor coverings, blinds, light fittings (excluding living room) white goods and the greenhouse and pergola are included in the sale.

SITUATION

The area of Uphall Station is well served by local playgroups and nursery, primary and secondary schools. A few minutes' drive away, Livingston offers an excellent choice of shops with The Elements, Livingston Designer Outlet and supermarket shopping.

For recreational pursuits, there are various sports and leisure centres together with Pumpherston and Deer Park Golf Club and Beecraigs and Almondell Country Parks, all within easy reach.

For the commuter, Uphall station is nearby together with easy access to the M8/M9 motorway network with links to Edinburgh and Glasgow.

VIEWING

By appointment with Property Department on 01506 840000.

COUNCIL TAX BAND

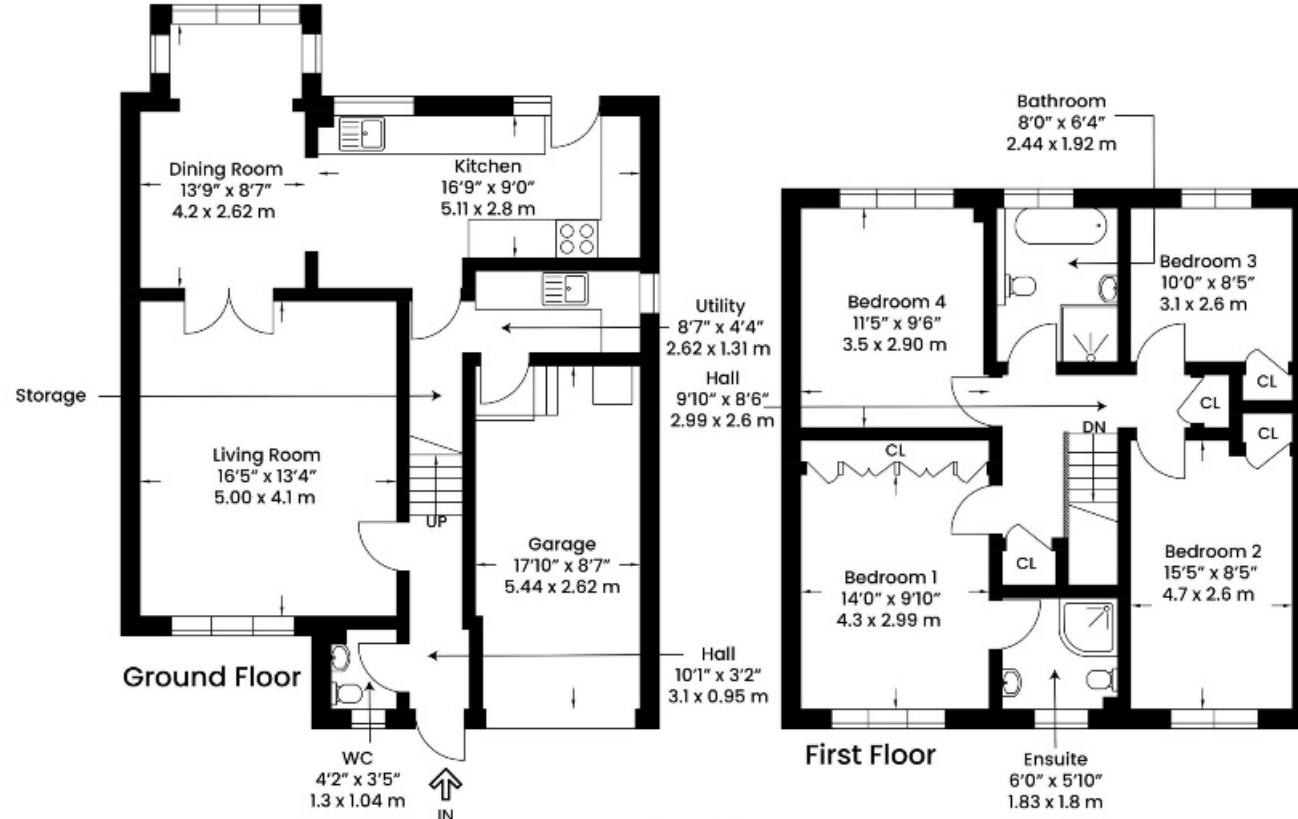
Band E

OTHER

These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate.

WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026

Peterkin & Kidd

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We can open doors for you

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