

34 Macfarlane Place, Uphall

Broxburn

Offers Over **£210,000**



34 Macfarlane Place

Uphall, Broxburn

Welcome to Macfarlane Place, Uphall, a beautifully presented three bedroom semi detached home offered to the market in true move in condition. Boasting three spacious double bedrooms, a stylish modern kitchen, a private south facing garden and an excellent location close to schools, amenities and commuter links, this is a fantastic opportunity for families, first time buyers or downsizers alike.

Upon entering, you are welcomed into a bright and spacious entrance hallway. Positioned to the left is bedroom three, a versatile room currently utilised as a home office but equally capable of accommodating a king size bed with bedside cabinets and wardrobe space, making it ideal as a guest bedroom or ground floor principal bedroom if desired.

Continuing through the hallway, a generous storage cupboard provides excellent everyday practicality before opening into the heart of the home – the spacious open plan lounge and dining area. This inviting living space comfortably accommodates two large sofas, a media wall, and a dining table for up to four people. Patio doors lead directly into the rear garden, allowing natural light to flood the room while creating a seamless connection between indoor and outdoor living.

Positioned to the rear of the property is the contemporary kitchen, finished to an excellent standard and fitted with integrated appliances including a fridge freezer, four point induction hob, oven and space for a washing machine. Offering ample worktop space, modern cabinetry, and a large window overlooking the garden, this is a stylish and practical space for everyday family life.



Completing the ground floor is the beautifully finished family bathroom, featuring a fully tiled three-piece suite comprising a bathtub with overhead shower, chrome heated towel rail, and contemporary black accents.

Upstairs, the property offers two further generous double bedrooms. The principal bedroom is situated towards the rear of the property and comfortably accommodates a king size bed with bedside cabinets while offering space for fitted wardrobes. Bedroom two is equally impressive, comfortably fitting a king size bed with bedside cabinets and fitted wardrobe space. A substantial storage cupboard on the landing provides additional practicality.

Externally, the property enjoys a fully landscaped, low maintenance south facing rear garden, creating a private outdoor space perfect for relaxing, entertaining and enjoying summer barbecues. A garden shed provides additional storage, while communal parking is conveniently located to the rear of the property.

MacFarlane Place enjoys an enviable position within the popular village of Uphall. Uphall Railway Station is within walking distance, offering excellent transport links to both Edinburgh and Glasgow, while the nearby M8 motorway provides quick access across Central Scotland. Families will appreciate being within walking distance of Uphall Primary School, with Broxburn Academy serving as the local secondary school. The village also offers a range of everyday amenities including medical and dental practices, local shops, cafés and the nearby Macdonald Houstoun House Hotel and Uphall Golf Course. Livingston is only a short drive away, providing an extensive selection of shopping, restaurants and leisure facilities.

Combining stylish interiors, flexible accommodation, a private south facing garden and an outstanding commuter location, this exceptional home is ready for its next owners to move straight in and enjoy.

Home Report Value- £215,000

EPC- D

Council Tax Band- B

Square Ft- 1012/ 94m²

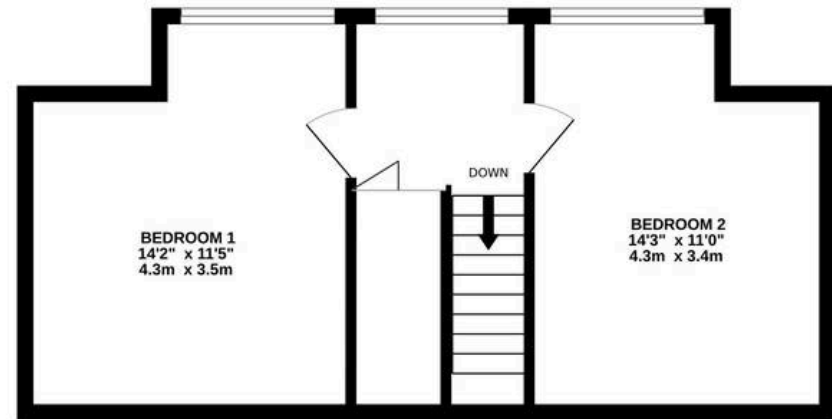




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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