



75 Thomson Grove, Uphall

Guide Price £175,000





Uphall is a village in West Lothian. It is 13 miles from the West End of Edinburgh, 6 miles from Edinburgh Airport. Easy access to both Motorways M8 AND M9 Nearest railway station is Uphall Station providing links to Edinburgh, Livingston, Bathgate, Airdrie and Glasgow. Education, Uphall Primary School provides primary education for the community. While there are no facilities for secondary education in Uphall itself, Broxburn Academy serves as the closest secondary school. Community facilities, situated a short walk from Uphall The Strathbrock Partnership Centre is a local community facility that contains a medical centre, library, community museum and community centre. The local hospital is St John's Hospital at Howden Livingston. Uphall offers several grocery stores, a skatepark, football fields, golf course Uphall Golf Club, bowls club Middleton Hall and a selection of public houses and hotels including the Volunteer Arms, Dovehill Arms, Oatridge Hotel and Houstoun House Hotel.

This well presented, three bedroom terraced house offers a wonderful blend of modern living and practical family space, set in a highly sought-after location overlooking Uphall Community Woodland. The property welcomes you with a bright and inviting lounge area, perfect for relaxing or entertaining guests. The stunning open plan kitchen and dining room is the heart of the home, featuring contemporary fittings and ample space for family meals or social gatherings. Patio doors from the dining area lead directly to the rear garden, seamlessly connecting indoor and outdoor living. Each of the three bedrooms is a spacious double, providing comfortable accommodation for all the family, while an abundance of storage

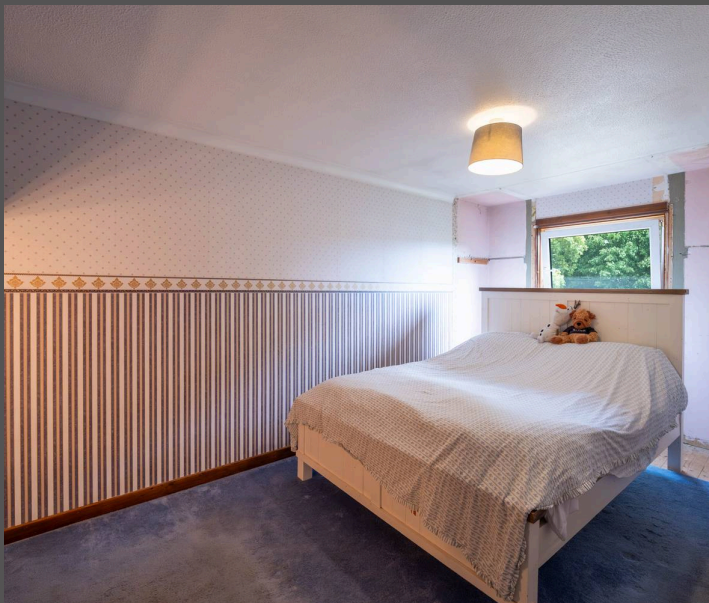


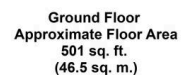
75 Thomson Grove

Uphall, Broxburn

- Three Bedroom Terraced House
- Stunning Open Plan Kitchen/Dining Room
- Three Double Bedrooms
- Bright And Welcoming Lounge Area
- Patio Doors To The Rear Leading To Rear Garden
- Abundance Of Storage Throughout
- Short Walk To Public Transport Links And Approx 1 Mile From Uphall Train Station
- Close To Town Centre And Schooling
- Fully Enclosed Front And Rear Gardens
- Overlooking Uphall Community Woodland

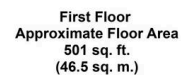
Well presented 3 bed terraced house with open plan kitchen, spacious lounge, enclosed gardens, storage, and woodland views. Close to transport, schools, and amenities. Ideal for families.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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