



A fantastic turn-key detached family home offering four well-proportioned bedrooms, two bathrooms and a private garden, ready to move straight into and enjoy!

Team Lauren and Rodaidh & REMAX Property are delighted to present to the market this four Bedroom home located in Beechwood Park, Uphall Station, EH54 5QQ. Comprising of: Entrance Hall, Lounge, Kitchen/ Dining, Bedroom Downstairs, Primary Bedroom with Ensuite, Two further Bedrooms and Bathroom. This property benefits from gas central heating, boiler of 2 years old, double glazing, electric charger and driveway for two cars.

Beechwood Park is situated in one of Uphall Station's most premier locations, the property is within close proximity to great shops, restaurants, and transport links. Uphall Station is perfectly positioned for commuting, with the main train line to and from Edinburgh and Glasgow being within walking distance from the property as well as the close proximity to the M8 & A71 road links. Uphall Station gives easy access the local amenities while a more greater shopping experience can be found at the nearby Livingston Shopping Centre where you will find an array of high street shops, supermarkets, financial services, multi-screen cinema and leisure centre as well as the Livingston Designer Outlet.

Council Tax Band D

Freehold Tenure

Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

Online Booking For Viewings & Home Report Downloads On REMAX Website



Entrance Hall

7' 2" x 4' 9" (2.19m x 1.44m)

The Hallway is bright and spacious, giving access to the Lounge, Kitchen/Dining, Bedroom/Family Room, and staircase to the upper level. The Hallway has spotlighting, painted walls, one radiator and herringbone flooring.

Lounge

13' 11" x 12' 2" (4.24m x 3.72m)

Spacious Lounge with front facing bay window. Around the room there is one central light fitting, wallpapered walls, one radiator and herringbone flooring.

Kitchen/Dining

15' 7" x 10' 4" (4.74m x 3.14m)

Kitchen comprising of: Fitted wall and base units, worktops, breakfast bar with storage underneath, integrated white goods, integrated electric hob, integrated microwave and oven, integrated boiler, and composite sink. There is spotlighting, under counter lighting, painted walls with splashback, two vertical radiators and herringbone flooring. Additionally, there is a rear facing window, French doors that open to the rear Garden and space for a dining table.

Bedroom 2/Family Room

15' 1" x 7' 10" (4.60m x 2.39m)

Double Bedroom/Family room located at the front of the property with front facing window and built-in storage. There is one central light fitting, painted walls, one radiator and carpet flooring with installation underneath.





Upper Hallway

8' 9" x 6' 6" (2.67m x 1.98m)

Hallway giving access to three Bedrooms, Ensuite and Bathroom. There is one central light fitting, painted walls, one radiator, built-in cupboard and carpet flooring.

Bedroom 1

12' 7" x 9' 10" (3.84m x 3.00m)

Excellent sized double Bedroom with built-in wardrobes, built-in shelving unit and access to the Ensuite. There is one central light fitting, painted walls, front facing window, one radiator and carpet flooring.

Ensuite

6' 5" x 5' 4" (1.96m x 1.63m)

Ensuite Shower Room with sink vanity, toilet, and corner shower unit with electric shower. There is one spotlight, painted walls with wet wall panelling, front facing opaque window and one radiator.



Bedroom 3

11' 7" x 8' 6" (3.52m x 2.60m)

Double Bedroom with windows at the front and rear of the property. There is one central light fitting, wallpapered and painted walls, one radiator and carpet flooring.



Bedroom 4

9' 8" x 8' 10" (2.95m x 2.70m)

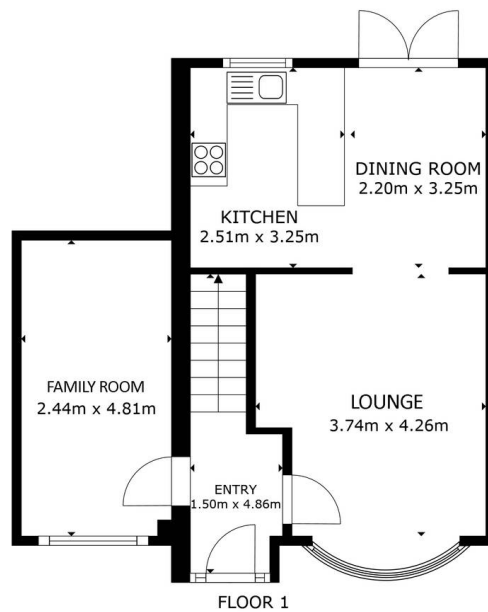
Double Bedroom with built-in storage, one central light fitting, rear facing window, painted walls, one radiator and carpet flooring.

Bathroom

6' 4" x 6' 4" (1.94m x 1.93m)

Modern family Bathroom comprising of toilet, sink, and bath with overhead mains and handheld shower. There is one central light fitting, tiled walls, rear facing opaque window, heated towel radiator and tiled flooring.





GROSS INTERNAL AREA
FLOOR 1 51.5 m² FLOOR 2 46.5 m²
TOTAL: 98.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 51.5 m² FLOOR 2 46.5 m²
TOTAL: 98.0 m²

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.