



39a West Main Street, Uphall

Offers Over £355,000





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 beautifully presented and rarely available four bedroom semi detached house offers an exceptional opportunity for buyers seeking a spacious and flexible family home in true move in condition.

Immaculately maintained throughout, the property is arranged over three levels, providing versatile living options to suit modern lifestyles. On the ground floor, a sizeable rear facing lounge area welcomes you with an abundance of natural light and features patio doors that open onto a decked patio, creating an inviting space for relaxation or entertaining.

The modern, thoughtfully designed kitchen/diner



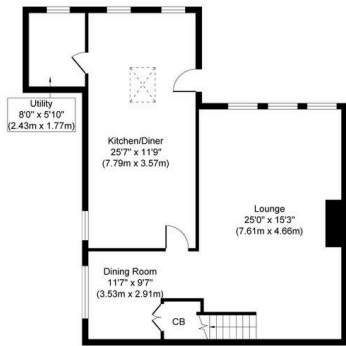
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Uphall, Broxburn

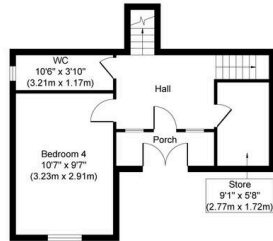
- Beautifully Presented And Rarely Available Four Bedroom Semi Detached House
- Immaculately Presented Throughout And In True Move In Condition And Perfectly Located For Travel Links And Shops
- Sizeable Rear Facing Lounge Area With Patio Doors Leading Out Onto Decked Patio
- Private South Facing Garden With Established Woodland Views
- Chain Free Purchase
- Thoughtfully Designed Modern Kitchen/Diner With Ample Wall And Base Units
- Flexible Living Options Split Over Three Levels
- Four Double Bedrooms
- Driveway For Several Cars And Detached Garage
- Family Bathroom With Shower And Free Standing Bath



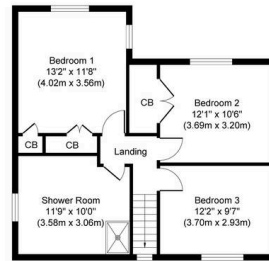
Immaculate four bed semi over three levels with modern kitchen, spacious lounge, luxury bathroom, driveway, garage, south facing garden with woodland views, and chain free. Early viewing advised.



Lower Floor
Approximate Floor Area
862 sq. ft.
(80.11 sq. m)



Ground Floor
Approximate Floor Area
424 sq. ft.
(39.39 sq. m)



Upper Floor
Approximate Floor Area
635 sq. ft.
(58.96 sq. m)

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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