



72 Carledubs Avenue, Uphall

Offers Over £125,000





The town of Broxburn is well placed for commuting with easy access to the M8/M9 motorway network for travel throughout the central belt and beyond. Local buses link up the surrounding towns and villages whilst the railway station in nearby Uphall Station provides a regular service to both Edinburgh and Glasgow. Edinburgh Airport is within easy reach. Further shopping and recreational facilities are available in nearby Livingston, where The Centre, The Elements and the Designer Outlet have many high street stores, restaurants, a health club and a multi screen cinema. Alternatively, The Gyle Centre in Edinburgh is a short drive away.

This three bedroom terrace house offers an excellent opportunity for families and first time buyers alike. The property features a bright, front facing lounge, creating a welcoming space for relaxation. The well appointed kitchen provides ample storage and workspace, making it ideal for home cooking and entertaining. Upstairs, you will find three generously sized double bedrooms, each offering comfortable accommodation with plenty of natural light. The home is offered as a chain free purchase, ensuring a smooth and straightforward buying process. Situated within a popular residential area, the property benefits from on street parking and close proximity to local amenities, schools, and transport links.

Outside, the property boasts a fully enclosed front garden, providing a safe and private area for children or pets to enjoy. The garden is low maintenance and offers potential for further landscaping or the addition of outdoor seating.



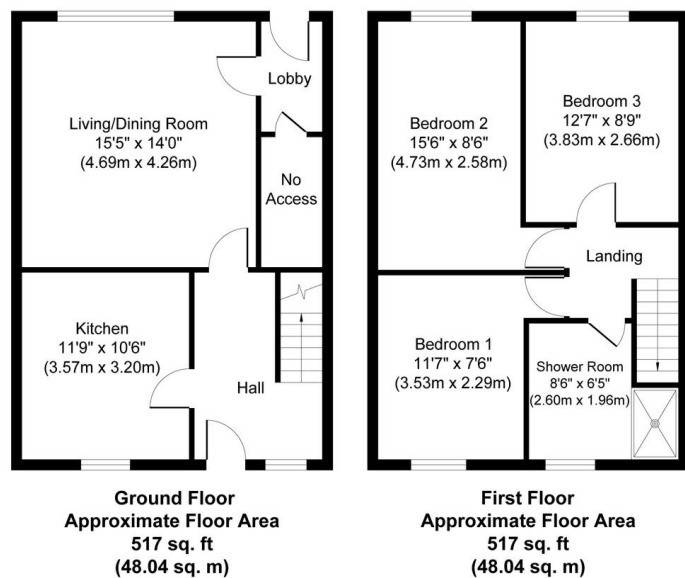
72 Carledubs Avenue

Uphall, Broxburn

- Three Bedroom Terrace House
- Bright Front Facing Lounge
- Well Appointed Kitchen
- Three Double Bedrooms
- On Street Parking
- Chain Free Purchase
- Located Within A Popular Residential Area
- Fully Enclosed Front Garden

Spacious three bedroom terrace house with double bedrooms, bright lounge, modern bathroom, on street parking, chain free. Close to amenities, schools, and transport in a popular residential area.





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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