



48 Carledubs Avenue, Uphall

Offers Over £120,000





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 well presented three bedroom terrace house offers a superb opportunity for both homebuyers and investors alike, with the added benefit of a chain free purchase.

The property comprises of three generously sized double bedrooms, each providing ample space for furnishings and storage, making it ideal for families or professional sharers. Throughout the home, there is plentiful storage, ensuring a clutter free and organised living environment.

The well proportioned kitchen is fitted with a range of wall and base units, providing excellent storage and workspace for meal preparation, and is perfectly suited for both every-day dining and entertaining guests. The spacious living areas are bright and inviting, offering a comfortable setting for relaxation and family gatherings. The property also benefits from a garage, delivering secure parking or additional storage options to suit a variety of needs.

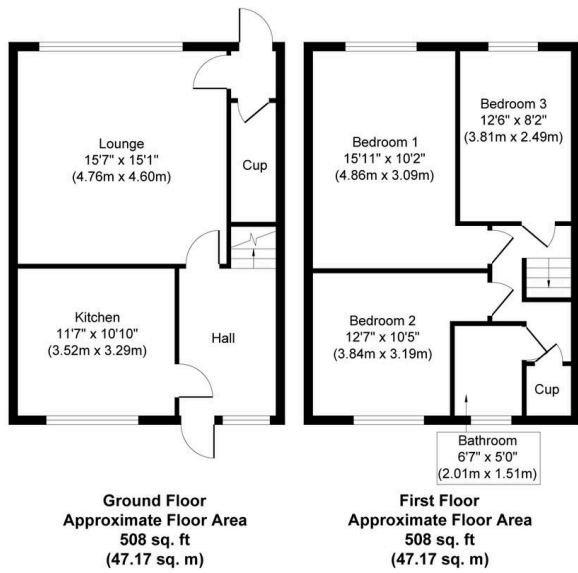
## 48 Carledubs Avenue

Uphall, Broxburn

- Three Bedroom Terrace House
- Three Double Bedrooms
- Ample Storage Throughout
- Great Investment Opportunity
- Chain Free Purchase
- Fully Enclosed Rear Garden
- Garage
- Public Transport Links Nearby
- Well Proportioned Kitchen With Ample Wall And Base Units

Chain free three bedroom terrace with spacious rooms, ample storage, garage, and good transport links. Ideal for families or investors seeking a smooth, efficient purchase.





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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