



REMAX
Property

James Young Avenue, Uphall Station, EH54 5FA

Offers Over £322,000



Exceptional Family Home With Detached Garage and South Facing Garden! This Property Is Not To Be Missed!

Team Lauren and Rodaidh & REMAX Property are delighted to present to the market this excellent three Bedroom detached property located in James Young Avenue, Uphall Station Village, EH54 5FA. Comprising of: Entrance Hall, Lounge, Kitchen, WC, Three Bedrooms, Ensuite and Bathroom. This property benefits from window shutters throughout, Garage at the rear, driveway, gas central heating, solar panels and double glazing.

Uphall Station Village is a newly formed Estate built by Dundas, which is perfectly positioned for commuting with the main train line to and from Edinburgh and Glasgow being a 5-minute drive away from the property; as well as the close proximity to the M8 & A71 road links. Uphall Station Village gives easy access the local schools and amenities. Located close to the property is the town of Livingston, where there are more shopping opportunities provided by a wealth of shops, housed in The Centre and Livingston Designer Outlet Centre.

Freehold Tenure

Council Tax Band E

Factor fees £33 per quarter

The home report can be downloaded from the REMAX website.

Hallway

7' 7" x 6' 5" (2.32m x 1.96m)

Enter into the property, the Hall gives access to the Lounge, Kitchen, WC and staircase to the upper level. The Hallway has spotlighting, painted walls, one radiator and Karndean flooring. By the door there is a built-in cupboard and next to it is another (1.98m x 1.12m) with shelving and space for coats/shoes or an appliance.

Lounge

18' 10" x 10' 7" (5.75m x 3.23m)

Attractive and stylish Lounge with French doors leading out into the rear Garden. Around the room there is a front facing window, spotlighting, wallpapered and painted walls, corner shelving feature, two radiators and Karndean flooring.

Dining Kitchen

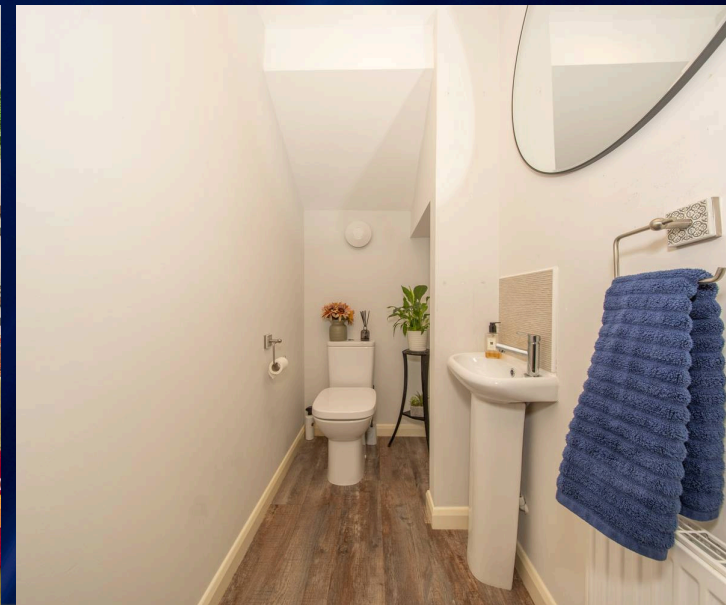
18' 10" x 9' 4" (5.73m x 2.85m)

Kitchen comprising of: Fitted wall and base units, worktops, an integrated boiler, integrated white goods, integrated gas hob, integrated oven, integrated microwave oven and composite sink with mixer tap. There is spotlighting and one central light fitting, painted walls with stainless steel splashback above cooker, one radiator and Karndean flooring. Additionally, there are front and rear windows and space for a dining table.

WC

6' 2" x 3' 7" (1.88m x 1.08m)

Located in the Hall, with toilet and sink with mixer tap. There is spotlighting, painted walls with tile at sink, one radiator and Karndean flooring.





Upper Hallway 13' 9" x 9' 5" (4.18m x 2.87m)
 Hallway giving access to Bedroom 1, Shower Ensuite, Bedroom 2, Bedroom 3, Bathroom and attic. There is one central light fitting, skylight window, painted walls, one radiator and carpet flooring. There is a built-in cupboard space with railings; these can be taken out.

Main Bedroom 13' 9" x 9' 5" (4.18m x 2.87m)
 Excellent sized double Bedroom with two built-in mirrored shaker door wardrobes and an Ensuite. There are two central light fittings, painted walls, a rear facing window, one radiator carpet flooring.

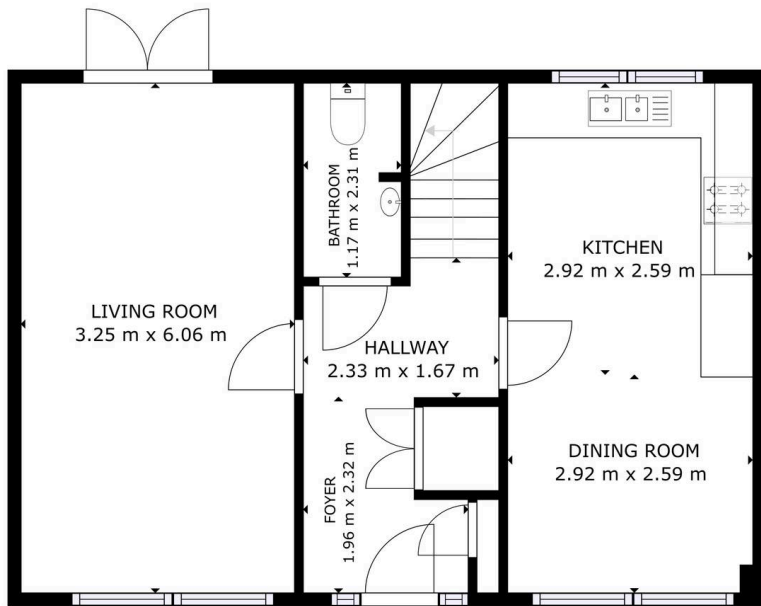
En-Suite 9' 2" x 4' 11" (2.79m x 1.49m)
 Three-piece Shower Room comprising of: toilet and sink vanity unit, and shower cubicle with handheld mains operated shower. There is spotlighting, a front facing window, rectangular wall mirror, tile and painted walls, heated towel rail and tile flooring.

Second Bedroom 11' 4" x 10' 8" (3.46m x 3.24m)
 Double Bedroom located at the front of the property with mirrored wardrobes and space for additional storage units. There is one central light fitting, a front facing window, painted walls, one radiator and carpet flooring.

Third Bedroom 10' 8" x 7' 5" (3.25m x 2.25m)
 Bedroom located at the rear of the property, this can be used as a Bedroom or office. There is one central light fitting, painted walls, rear facing window, one radiator and carpet flooring.

Bathroom 7' 4" x 6' 5" (2.24m x 1.96m)
 Three-piece Bathroom comprising of: toilet and sink vanity unit, and bath. There is spotlighting, a front facing window, rectangular wall mirror, tile and painted walls, heated towel rail and tile flooring.

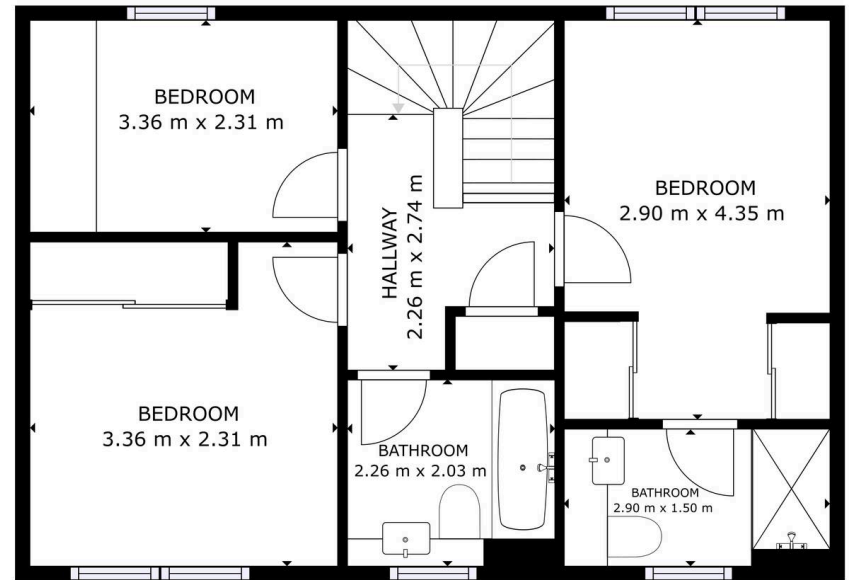




FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1: 52.71 m², FLOOR 2: 51.89 m²
 TOTAL: 104.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 52.71 m², FLOOR 2: 51.89 m²
 TOTAL: 104.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

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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.