



122 Forrest Walk, Uphall
£210,000



122 Forrest Walk

Uphall, Broxburn

Spacious 3-bedroom end-terrace in popular Forrest Walk area of Uphall. Features bright lounge/diner, large kitchen, modern bathroom and a generous rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Hallway

A bright and welcoming entrance hall featuring a new composite door with a side panel, allowing plenty of natural light to fill the space. The hall has attractive laminate flooring, a radiator, under-stairs storage, and a central light fitting. There is easy access to the upper level, as well as the lounge and kitchen. A particularly useful feature is the large storage cupboard, which has been cleverly converted into a practical home office space.

Lounge/Diner

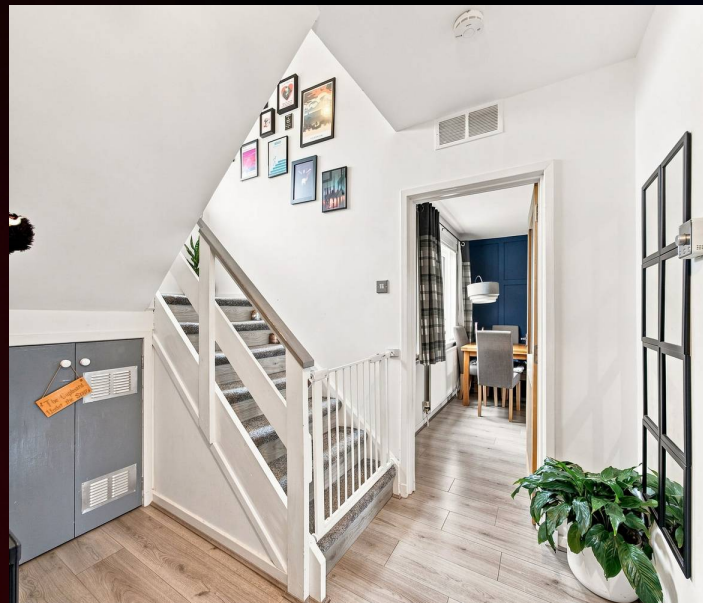
19' 5" x 11' 0" (5.91m x 3.35m)

A lovely, spacious lounge offering plenty of room for comfortable seating as well as a dining table and chairs. The front-facing window provides plenty of natural light, while large patio doors to the rear open directly onto the decking, creating a wonderful connection between the indoor and outdoor spaces. The room has been freshly decorated with attractive panel detailing, complemented by laminate flooring, two central light fittings and radiators. A bright, versatile and inviting room, perfect for relaxing, entertaining and enjoying views of the garden.

Kitchen/Breakfast Room

12' 0" x 10' 6" (3.67m x 3.21m)

A generously sized and well-presented kitchen/breakfast room, offering an excellent combination of practical workspace and comfortable dining space. The room benefits from a glazed new composite door and rear-facing window, creating a bright and welcoming environment. A fantastic breakfast bar provides an ideal space for casual dining or entertaining, while the kitchen is well equipped with space for a washing machine, under-counter fridge and freezer, together with an integrated dishwasher. Further features include a stylish stainless-steel sink with mixer tap, electric hob, oven and grill. Attractive vinyl flooring and ceiling spotlights complete this modern and practical kitchen, making it a superb space for both everyday family life and entertaining.





Stairs & Landing

A bright and welcoming staircase and landing, benefiting from a front-facing window that allows plenty of natural light into the space. The stairs are fitted with attractive carpeting, creating a warm and comfortable feel, with easy access to all three bedrooms, the family bathroom and the useful attic space. The attic is also partially floored, providing valuable additional storage potential.

Bedroom One

14' 7" x 9' 4" (4.44m x 2.84m)

A lovely-sized bedroom featuring a rear-facing window that allows plenty of natural light into the room. The space benefits from attractive laminate flooring, a central light fitting, radiator and excellent fitted wardrobes, providing generous built-in storage. A bright, comfortable and well-proportioned room with plenty of space for a range of bedroom furniture.

Bedroom Two

12' 6" x 8' 9" (3.80m x 2.67m)

Bedroom Two is another generously sized and versatile room, featuring a rear-facing window that provides plenty of natural light. The room benefits from attractive laminate flooring and a central light fitting, and is currently arranged as a comfortable bedroom/home office, making it an ideal space for working from home, guests or everyday family use.





Family Bathroom

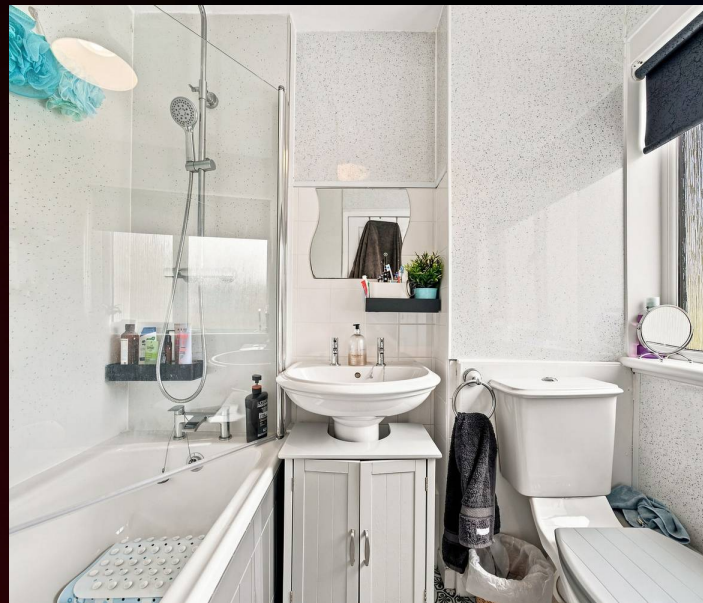
6' 10" x 5' 9" (2.08m x 1.75m)

A bright and stylish family bathroom, featuring a front-facing opaque window which allows plenty of natural light while maintaining privacy. The bathroom is fitted with a modern WC and wash hand basin with useful under-sink storage, together with a bath incorporating a mains-fed shower and additional handheld shower attachment. A sleek glass shower screen, attractive wet-wall finish and complementary splashback tiling create a fresh and contemporary feel, while the wall-mounted mirror adds a practical finishing touch. A well-appointed bathroom that combines modern style with everyday functionality.

Bedroom Three

10' 0" x 9' 4" (3.06m x 2.84m)

A lovely-sized double bedroom featuring a front-facing window that fills the room with natural light. The room benefits from attractive laminate flooring, a generous storage cupboard and a central light fitting. Currently presented as a charming nursery, it has been freshly decorated to create a bright, warm and welcoming space, while offering plenty of flexibility for use as a bedroom, nursery or home office.





REAR GARDEN

A fantastic, fully enclosed rear garden offering an excellent combination of lawn, established bushes and shrubs, and a generous timber decking area. The large decking provides a wonderful space for outdoor dining, entertaining and relaxing, with a lovely pergola offering a sheltered spot to enjoy the garden whatever the weather. The garden also benefits from an external power supply and outside tap, adding to its practicality, along with a useful garden shed. A beautifully maintained and versatile outdoor space, ideal for enjoying throughout the warmer months.

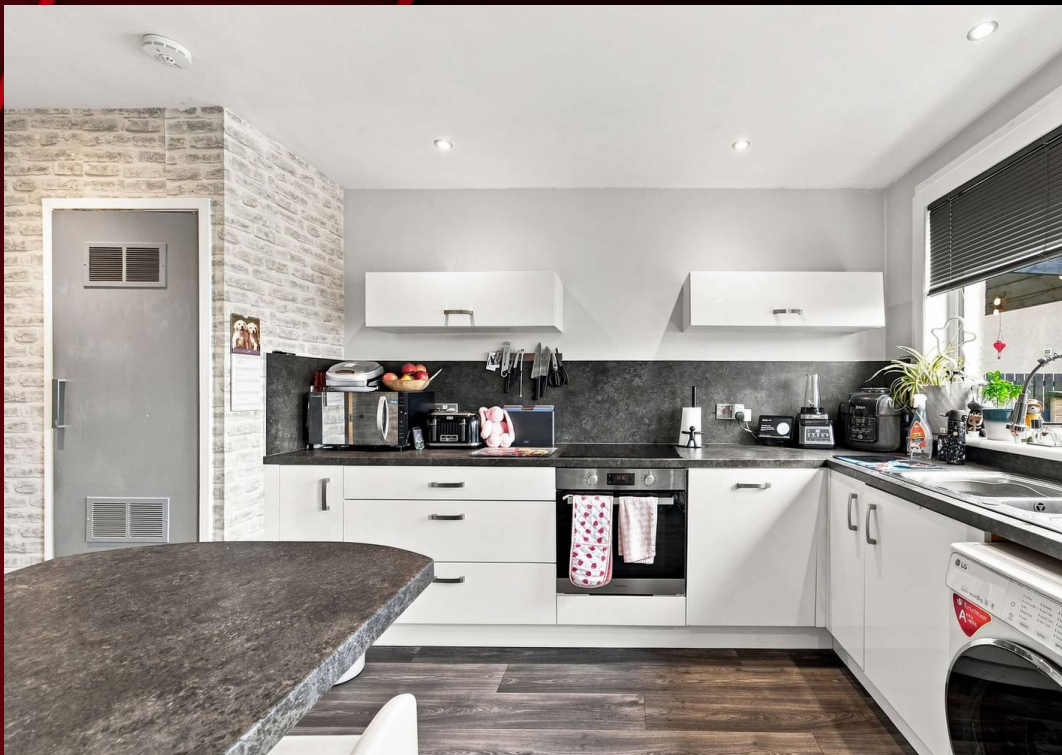
FRONT GARDEN

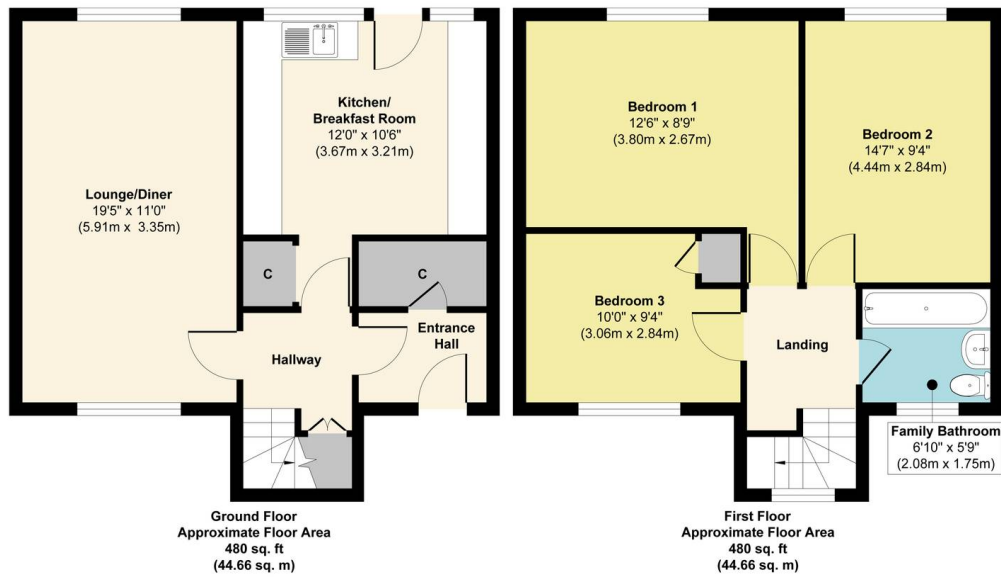
A neatly presented and fully enclosed front garden, benefiting from new fencing and a secure gate. The garden is mainly laid with attractive red chippings, creating a low-maintenance and practical outdoor space. There is also a pleasant seating area, providing a lovely spot to sit and enjoy the front of the property.

ON STREET

1 Parking Space

The property benefits from convenient on-street parking, with ample space available for residents and visiting family and friends.





Approx. Gross Internal Floor Area 960 sq. ft / 89.32 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	75
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales



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