



REMAX
Property

9 Thomson Grove, Uphall
Offers Over £165,000



Offering a flexible layout with ample storage throughout, this property benefits from a rear garden with space for parking 2–3 cars. Just minutes' walk from West Main Street and East Main Street, with excellent access to Broxburn, Livingston and Edinburgh.

Team Lauren and Rodaidh & REMAX Property are pleased to bring this wonderful house to the market. Comprising of: Entrance Hallway, Lounge, Kitchen, Dining Room, Three Double Bedrooms, and Family Bathroom. The property also benefits from gas central heating, double glazing, and parking for multiple cars.

The home report and online viewings can be found on the REMAX website.

Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

Freehold Property.

Council Tax Band B.

Factor Fees £90 per annum.

The popular area of Uphall in West Lothian offers an excellent range of shopping and leisure facilities. There are local butchers, fishmongers and bakeries within walking distance of the property. The outdoors can be enjoyed with walks along the Union Canal and in the local Almondell and Calderwood Country Park. Primary and secondary schooling are also provided. Livingston is only a short drive away, where there are more shopping opportunities provided by a wealth of shops housed in The Centre and Designer Outlet. For the commuter, there is easy access to the central Scotland motorway network, rail links and Edinburgh airport is close by.

Kitchen

10' 2" x 9' 10" (3.09m x 2.99m)

Kitchen comprising of: Fitted wall and base units, worktops, space for white goods, integrated electric hob, integrated electric oven, and stainless-steel sink. There is one central light fitting, tile and textured walls, one radiator, and laminate flooring. Additionally, there is a front facing window, exterior door to the front, and access to the dining space.

Dining

8' 8" x 2' 4" (2.65m x 0.72m)

Located off of the Kitchen, this space can be used for Dining, a home office or a play room. Around the room there is one central light fitting, front facing window, painted wallpaper, one radiator and laminate flooring.

Hallway

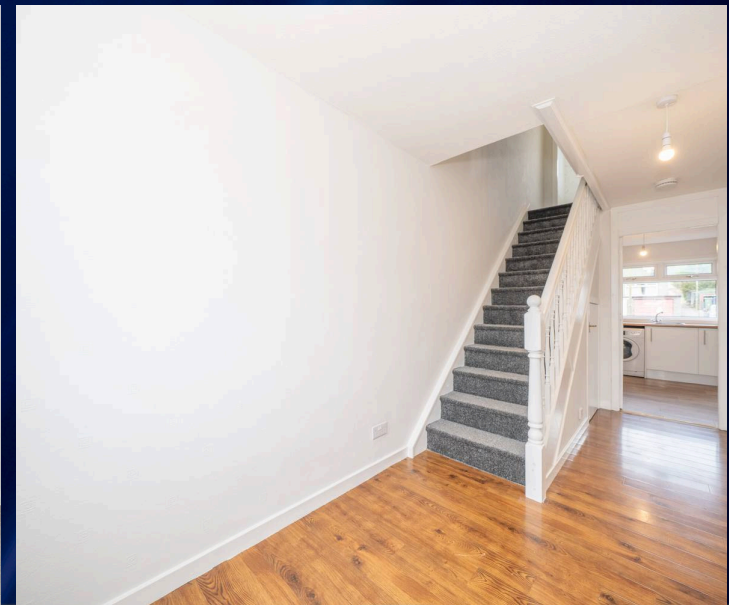
16' 2" x 6' 5" (4.92m x 1.96m)

The Hallway is bright and spacious, giving access to the upper level, Lounge, Kitchen and Dining Space. The Hallway has one central light fitting, painted wallpaper, exterior door with window side panel, one radiator, laminate flooring, and two built-in storage cupboards.

Lounge

15' 9" x 12' 6" (4.80m x 3.82m)

Spacious Lounge with a large rear facing window and ample space for storage. Around the room there are two central light fittings, painted wallpaper, one radiator and laminate flooring.





Upper Hallway

8' 4" x 6' 5" (2.54m x 1.95m)

Hallway giving access to three double Bedrooms, newly fitted Bathroom and attic. There is one central light fitting, painted wallpaper and newly fitted carpet flooring.

Family Bathroom

6' 10" x 5' 3" (2.08m x 1.61m)

Newly fitted Family Bathroom comprising of toilet, sink, and bath with overhead electric shower. There is one central light fitting, front facing opaque window, painted walls with wet wall panelling, one radiator and laminate flooring.

Bedroom 1

14' 7" x 8' 6" (4.44m x 2.60m)

Double Bedroom located at the rear of the property with one central light fitting, rear facing window, painted walls, one radiator, laminate flooring and sliding door mirrored wardrobe.

Bedroom 2

12' 1" x 9' 0" (3.69m x 2.75m)

Excellent sized double Bedroom located at the front of the property with one central light fitting, painted walls, front facing window, one radiator, newly fitted carpet flooring, sliding door mirrored wardrobe, and built-in cupboard where the boiler is situated.

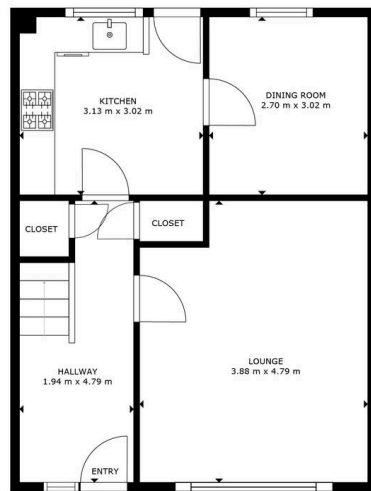
Bedroom 3

11' 5" x 10' 6" (3.49m x 3.20m)

Double Bedroom located at the rear of the property with one central light fitting, painted walls, rear facing window, one radiator, laminate flooring and built-in cupboard space.



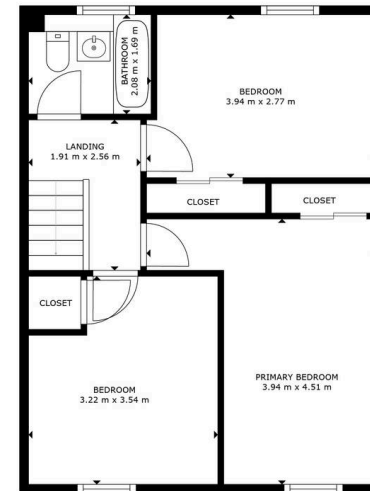




FLOOR 1



GROSS INTERNAL AREA
FLOOR 1: 46 m², FLOOR 2: 47 m²
TOTAL: 93 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 46 m², FLOOR 2: 47 m²
TOTAL: 93 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





REMAX Property

Remax Property, Remax House – EH54 6TS

01506
418555

• livingston@remax-
scotland.homes



• [www.remax-scotland.homes/estate-
agents/livingston](http://www.remax-scotland.homes/estate-agents/livingston)

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.