



7 Station Road, Uphall
Offers Over £190,000



KnightBain



Uphall is a village in West Lothian. It is 13 miles from the West End of Edinburgh, 6 miles from Edinburgh Airport. Easy access to both Motorways M8 AND M9 Nearest railway station is Uphall Station providing links to Edinburgh, Livingston, Bathgate, Airdrie and Glasgow. Education, Uphall Primary School provides primary education for the community. While there are no facilities for secondary education in Uphall itself, Broxburn Academy serves as the closest secondary school. Community facilities, situated a short walk from Uphall The Strathbrock Partnership Centre is a local community facility that contains a medical centre, library, community museum and community centre. The local hospital is St John's Hospital at Howden Livingston. Uphall offers several grocery stores, a skatepark, football fields, golf course Uphall Golf Club, bowls club Middleton Hall and a selection of public houses and hotels including the Volunteer Arms, Dovehill Arms, Oatridge Hotel and Houstoun House Hotel.

Presenting this spacious three bedroom terrace cottage, offered to the market chain free and ideally situated within a popular residential location close to local facilities and only a short distance from Uphall Train Station, providing excellent transport links.

Upon entering the property you are welcomed by a large hallway which leads to the Lounge and Bedrooms. The property offers well proportioned accommodation throughout, making it an ideal choice for families, professionals or those seeking a comfortable and versatile home. Upon entering, you are welcomed by a generous lounge that provides ample space for both relaxation and

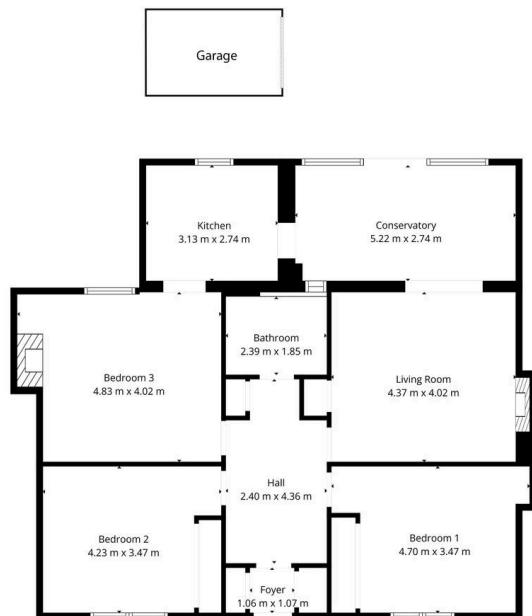


7 Station Road

Uphall, Broxburn

- Spacious Three Bedroom Terrace Cottage
- Three Double Bedrooms
- Chain Free
- Well Proportioned Lounge
- Conservatory With Patio Doors Onto Rear Garden
- Garage & Driveway
- Sizeable Rear Garden
- Situated Within A Popular Location
- Close To Local Facilities And A Short Distance From Uphall Train Station
- Large Hallway

Spacious three bedroom terrace cottage, chain free, with garage, driveway, conservatory, near Uphall Station and local amenities. Ideal for families or professionals.



TOTAL: 114 m²
GROUND FLOOR: 114 m²

EXCLUDED AREAS: WALLS: 6 m²

Floor Plan Created By Calsica App. Measurements: Deemed Highly Reliable But Not Guaranteed.





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