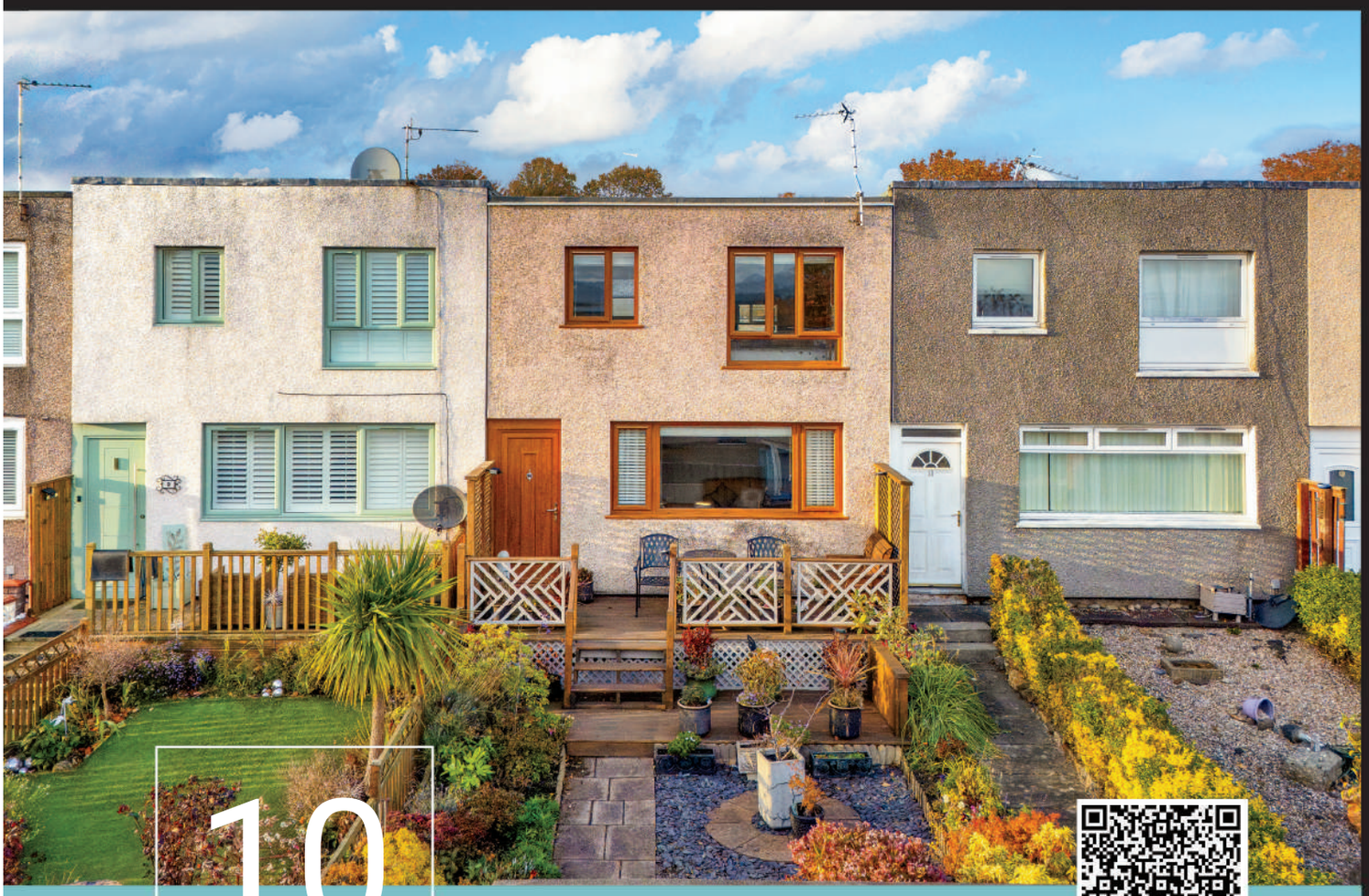
Turpie &Co



10

Wyndford Place, Uphall, EH52 6TA

Visit www.turpies.com
or telephone 01506 668448

10

Wyndford Place, Uphall



Situated within an established residential area of Uphall, this three-bedroom home offers generously proportioned accommodation and well-maintained gardens.

The accommodation comprises a welcoming entrance hallway, a spacious lounge with ample room for both relaxing and dining, and a separate kitchen. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The property also benefits from a recently fitted boiler.

Externally, the home enjoys established garden areas, including a raised decked seating area, while its convenient location provides access to local amenities, schools and excellent transport connections.

What's special about this house

• Generously proportioned lounge offering plenty of space for comfortable seating and dining furniture, ideal for everyday living and entertaining.
• Separate kitchen providing a practical space, with scope to personalise to suit individual tastes and requirements.
• Three well-proportioned bedrooms offering flexible accommodation for a variety of needs, including a guest bedroom or home office.
• Established garden areas with a raised decked seating area, ideal for outdoor relaxation and entertaining.















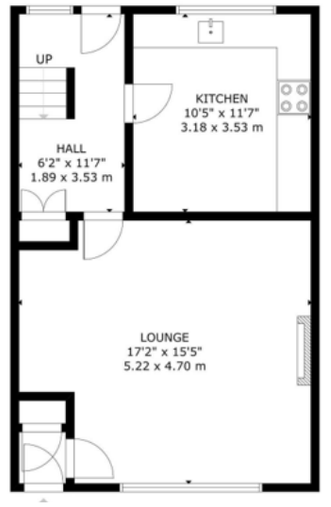


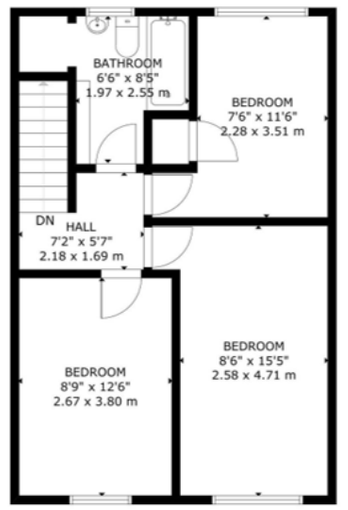
Location and Amenities

• Catchment for Uphall Primary School and Broxburn Academy.
• Uphall has a selection of convenience stores along with bustling pubs and eateries.
• Nearby Livingston has an array of popular and well-known retailers, restaurants, and leisure activities.
• Ideal commuter location minutes from the M8 with easy access to Edinburgh (15 miles) and Glasgow (33 miles); the M9 is a short drive away.
• Uphall Station Railway Station with regular and swift links to Edinburgh and Glasgow is less than a 10-minute drive.
• Edinburgh International Airport is less than 7 miles away.
• Scenic green spaces nearby include Almondell and Calderwood Country Park.
• Close to recreational activities such as Pumpherston Golf Club, Xcite Broxburn Leisure Centre, Uphall Golf Club, and Houston Farm Riding Club.

"A much-loved home offering generous living space, established gardens and the opportunity to create a wonderful new chapter."

Home Report valuation	£145,000
Internal floor area	88m2
School catchment	Uphall Primary School Broxburn Academy
Council tax band	Band B
EPC rating	Band C
Train station	Uphall Station Railway Station





Dimensions

Ground Floor

Lounge	5.22 x 4.70m
Kitchen	3.18 x 3.53m

First Floor

Bedroom	2.58 x 4.71m
Bedroom	2.67 x 3.80m
Bedroom	2.28 x 3.51m
Bathroom	1.97 x 2.55m

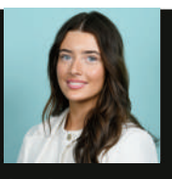
Extras

All floor coverings, light fittings, blinds, curtains, integrated oven/hob, washing machine, fridge, 2x garden huts and greenhouse are included

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Turpie & Co

Pioneers in Property



Ava Steele
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.