



# 9 Craigenar Avenue, Uphall

Offers Over £228,000



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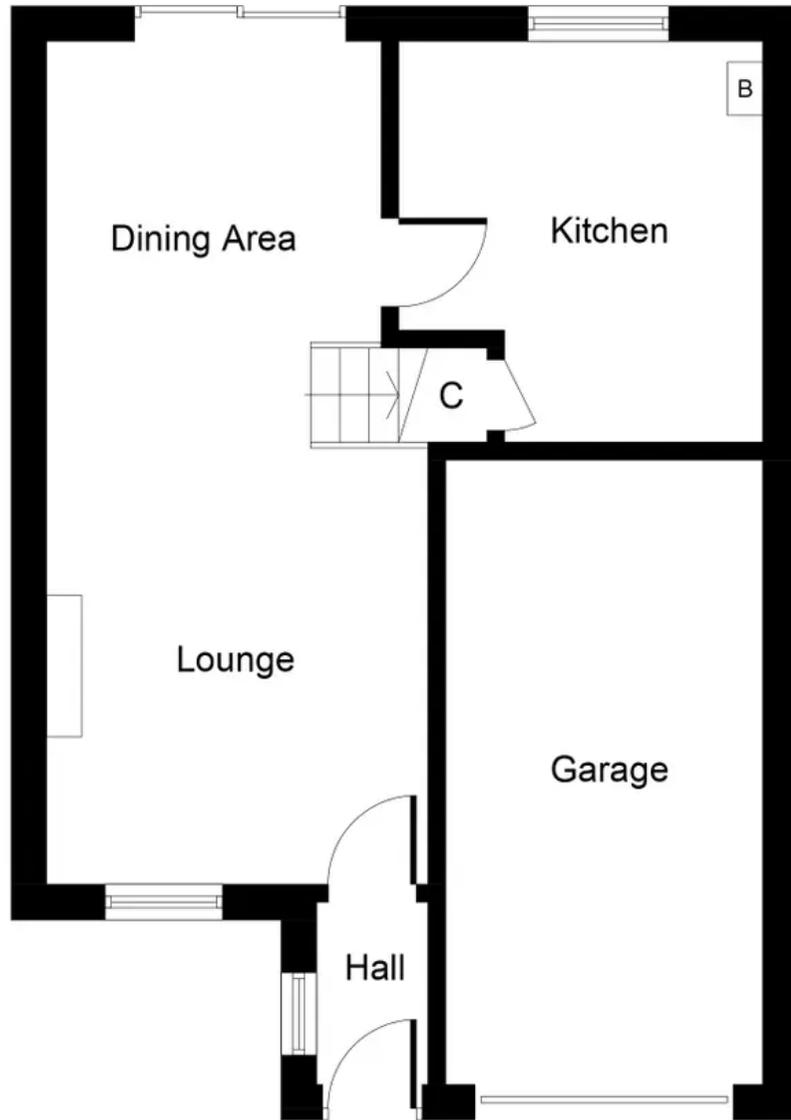
Uphall, Broxburn

Knightbain are delighted to welcome to the market this immaculately presented three bedroom semi detached property located in a sought after cul-de-sac in Uphall. Extensively upgraded throughout with modern high gloss kitchen, main bathroom and ensuite shower room, a credit to the current owner.

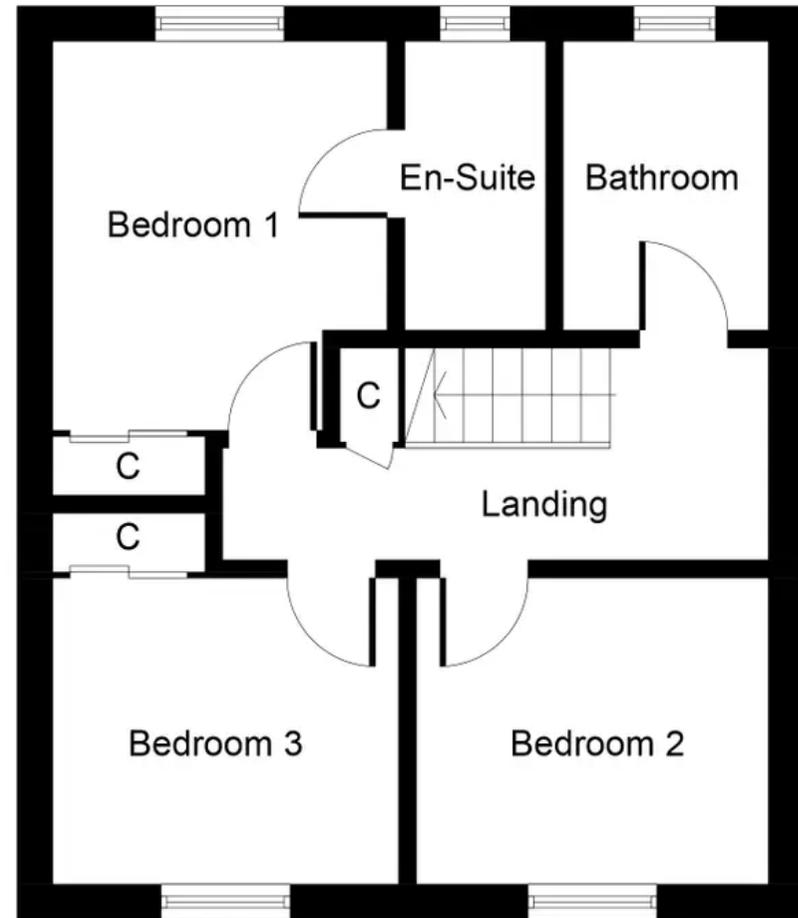
Council Tax band: D

- Semi Detached
- Three Bedrooms
- Driveway For 2 Cars
- Garage
- Modern Interiors Throughout
- Fully Enclosed Landscaped Rear Garden
- Close To Schooling
- Short Drive To Train Station
- Sought After Location
- EPC = C





**Ground Floor**  
**Approximate Floor Area**  
**(Excluding Garage)**  
**370 Sq. ft.**  
**(34.38 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**467 Sq. ft.**  
**(43.4 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## **KnightBain Estate Agents**

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