



44 Carledubs Avenue, Uphall

Offers Over £115,000



# 44 Carledubs Avenue

Uphall, Broxburn

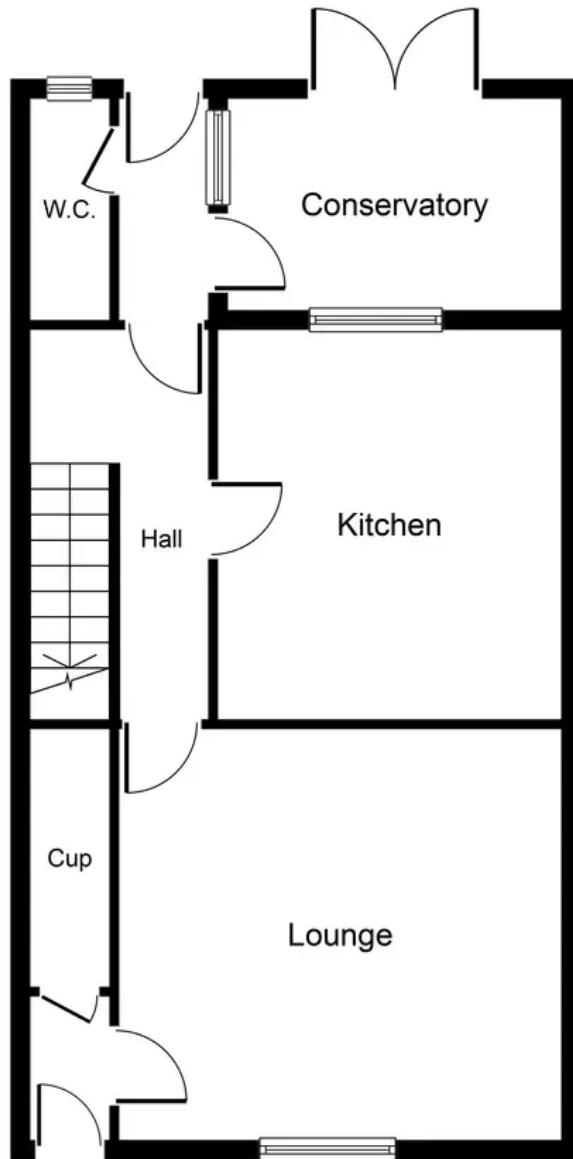
Knightbain welcome to the market this three bedroom mid terrace property located in a popular residential area of Uphall. Offering generous proportions throughout with three double bedrooms, spacious lounge, dining kitchen, sun room and W/C. The property is located a short walk to primary schooling.

Council Tax band: B

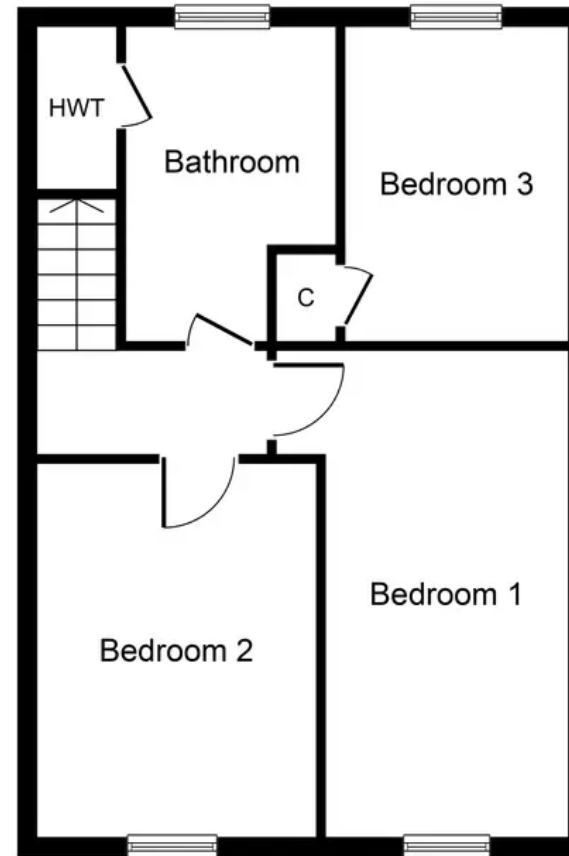
Tenure: Freehold

- Mid Terrace
- Three Bedrooms
- Sun Room
- W/C
- Close To Schooling
- Electric Heating
- Generous Proportions Throughout
- No Chain
- Short Drive To Town Centre
- EPC G





**Ground Floor**  
**Approximate Floor Area**  
**609 sq. ft.**  
**(56.6 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**474 sq. ft.**  
**(44.1 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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