



112 Carledubs Avenue, Uphall

Offers Over £104,000





# 112 Carledubs Avenue

Uphall, Broxburn

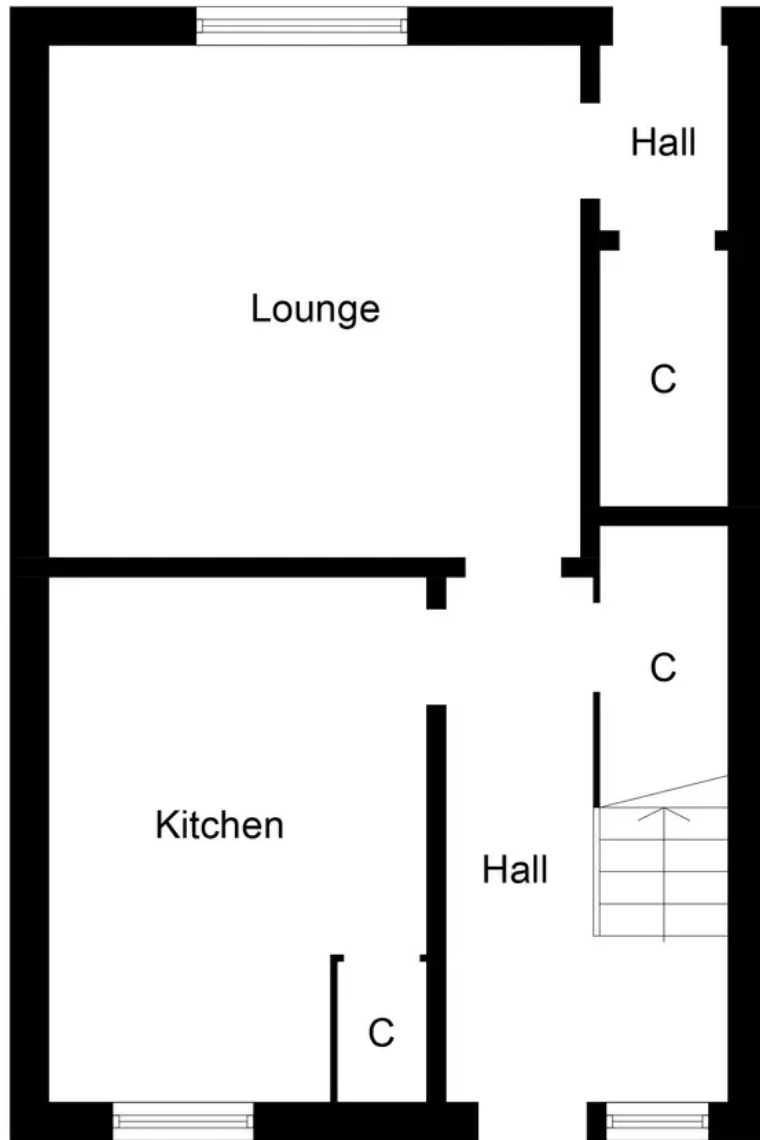
Knightbain welcome to the market this three double bedroom property located in an ever popular area of Uphall, close to the town centre and walking distance to schooling. The property is in need of modernization and boasts generous proportions throughout with spacious kitchen/diner.

Council Tax band: B

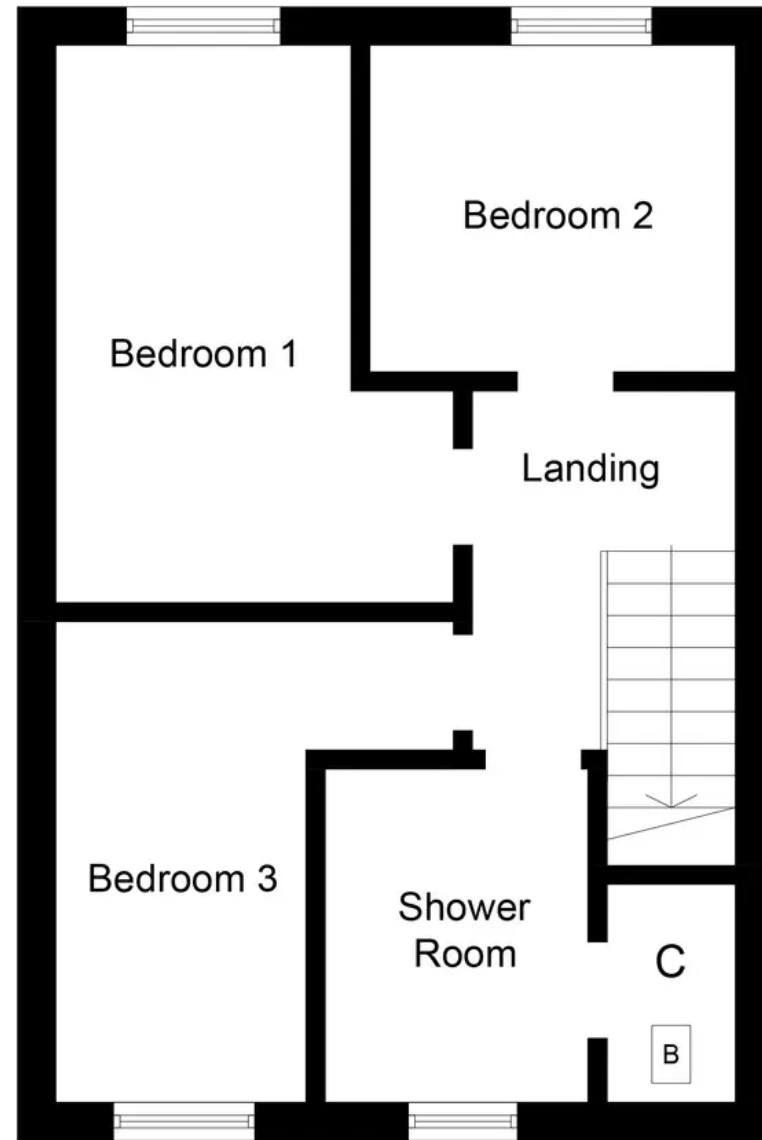
Tenure: Freehold

- End Of Terrace
- Three Double Bedrooms
- Boiler 4 Years Old
- EPC = D
- Walking Distance To Schooling
- Kitchen/Diner
- Generous Proportions Throughout
- Walk-In Storage Cupboard
- Ample Off-Street Parking Available
- In Need Of Modernisation





**Ground Floor**  
**Approximate Floor Area**  
**472 Sq. ft.**  
**(43.84 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**472 Sq. ft.**  
**(43.84 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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