



87 East Main Street, Uphall

Offers Over £222,000



87 East Main Street

Uphall, Broxburn

Edwardian 4 bedroom Semi Detached Villa on three floors.

Tenure: Freehold

- Spacious accommodation
- In need of cosmetic upgrading
- Combi Boiler installed in 2020
- Rewired in 2019
- Sun Room
- Gardens to side and rear
- Three Floors
- UPVC double glazing





Vestibule

Access through timber door with glazed inset. Opaque glazed door to hall.

Hall

Door to lounge and staircase to upper landing. Wall mounted electric switchgear. Radiator.

Lounge

13' 0" x 12' 6" (3.95m x 3.82m)

Spacious sitting room with front facing window and roller blind. Original fire surround with gas fire, tiled hearth and inset. Radiator. Opening to dining room.

Dining Room

15' 5" x 12' 10" (4.70m x 3.90m)

Great for entertaining or family meals. Rear facing window. Two cupboards, one understair. Fireplace. Radiator. Opaque glazed door to fitted kitchen.

Fitted Kitchen

8' 10" x 8' 10" (2.70m x 2.70m)

Fitted with base and wall mounted units, drawers, electric hob and oven. Wall mounted combi gas central heating boiler. UPVC double glazed rear facing window. Opening to sun room.

Sun Room

8' 10" x 8' 6" (2.70m x 2.59m)

Versatile room ideal for relaxing in or use as a family room. Patio doors to rear garden. Large UPVC double glazed window with roller blind. Radiator.

First Floor Landing

Doors to two double bedrooms and bathroom. Small understair cupboard.

Bedroom One

13' 9" x 10' 2" (4.20m x 3.10m)

Great sized room with wall to wall fitted wardrobes concealed behind six doors, two mirrored. Fitted carpet, radiator.

Bedroom Two

10' 2" x 11' 6" (3.10m x 3.50m)



GARDEN

Mature gardens to side and rear including an apple tree!
Garden shed and greenhouse.

ON ROAD

Ample on road parking available.



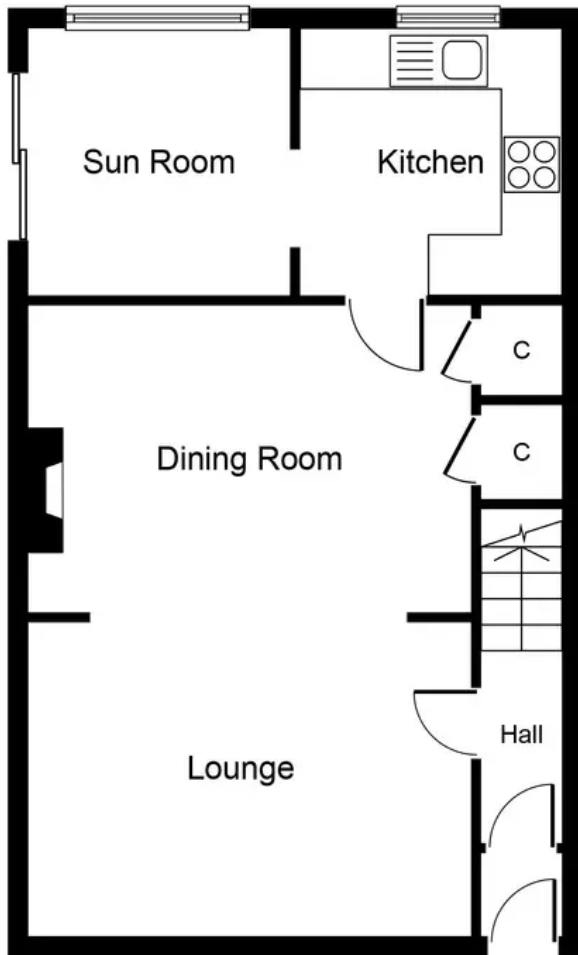
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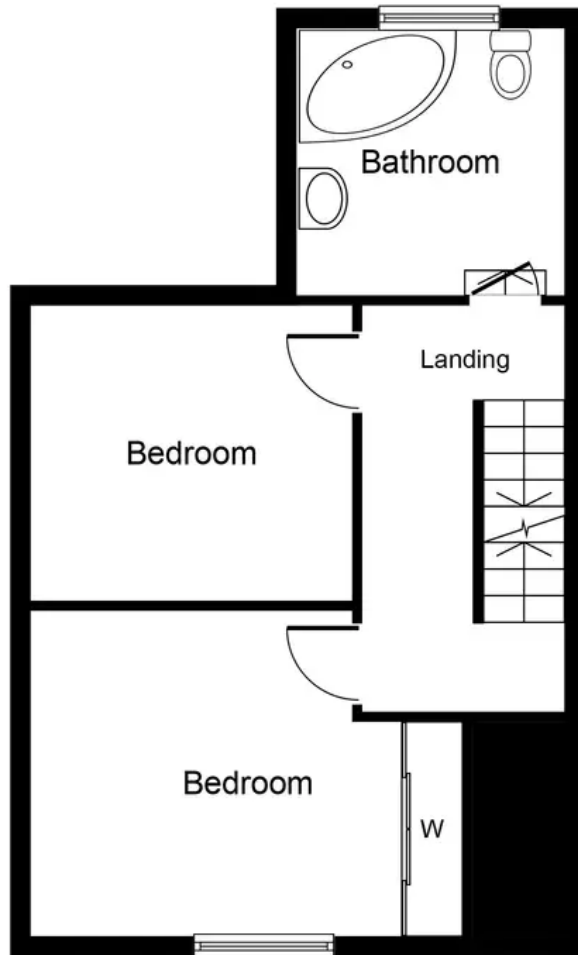
ON ROAD

Ample on road parking available.

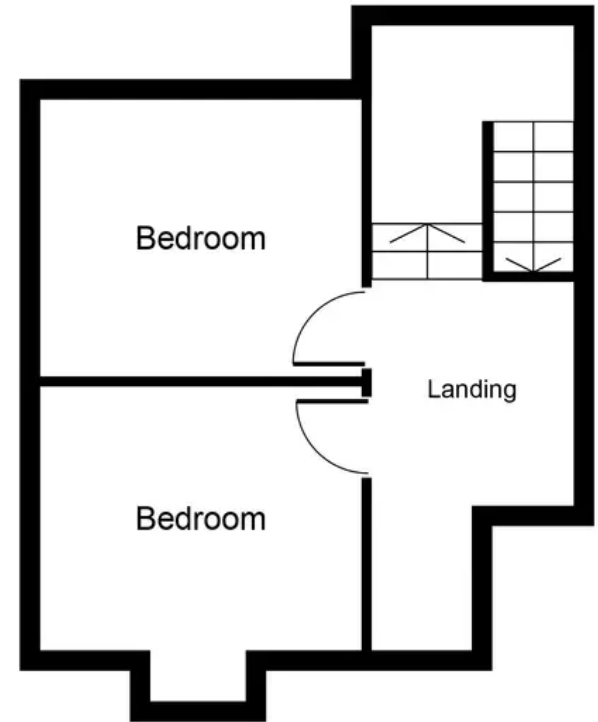




Ground Floor
Approximate Floor Area
510 sq. ft.
(47.4 sq. m.)



First Floor
Approximate Floor Area
433 sq. ft.
(40.2 sq. m.)



Second Floor
Approximate Floor Area
315 sq. ft.
(29.3 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

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/



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