



11 Nettlehill Road, Uphall Station

Offers Over £205,000





# 11 Nettlehill Road

Uphall Station, Livingston

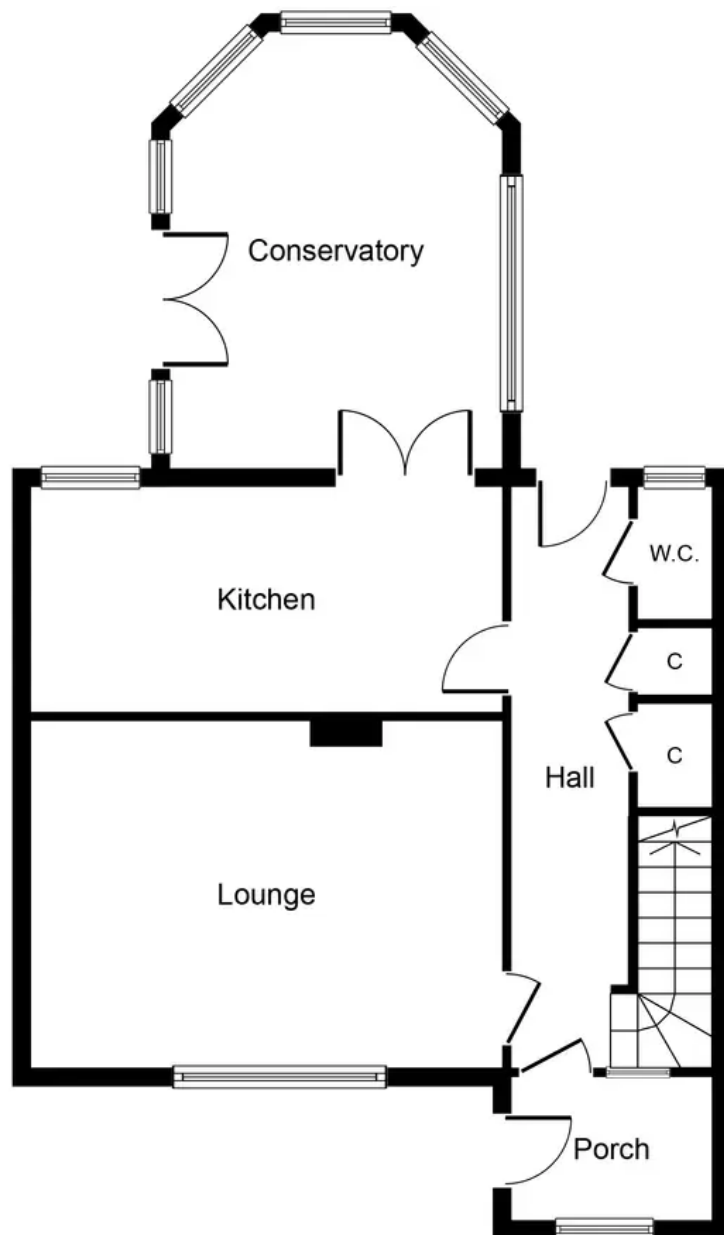
Impressive 3-bed semi-detached house with modern kitchen, stylish bathroom, spacious lounge, and conservatory leading to a low-maintenance garden. Offers a summerhouse, detached garage, ample parking, and excellent commuter links. Ideal for families or professionals seeking contemporary living.

Council Tax band: B

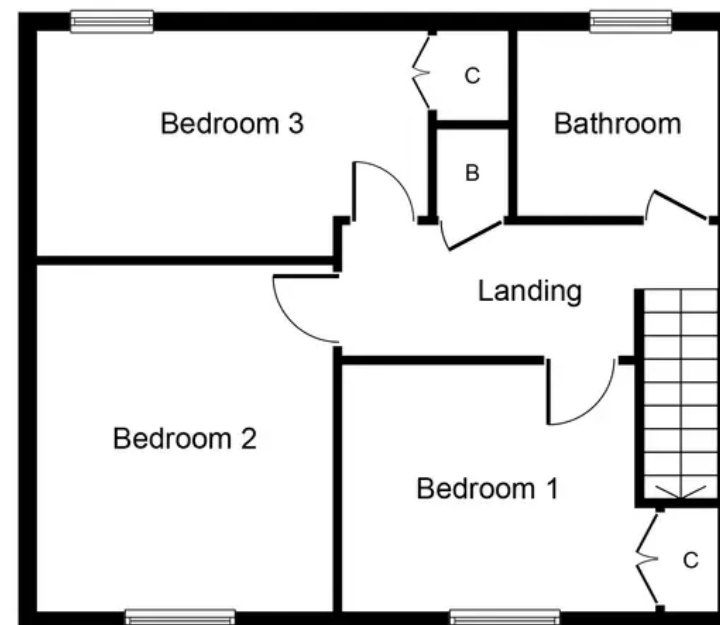
Tenure: Freehold

- Well presented Three Double Bedroom semi-detached house
- Modern High gloss Grey fitted Kitchen with Karndean flooring
- Contemporary modern white Three piece Bathroom suite with Karndean flooring
- Inviting and spacious Family Lounge
- Modern Conservatory with Patio doors providing access to the rear garden
- Conveniently located lower level WC
- Spacious Entrance Vestibule and excellent Storage Cupboards in lower hallway
- Well proportioned Summerhouse (17'8" x 11'7")
- Detached Garage (25'8" x 11'8" with electric door
- Excellent commuter links via rail and road within close proximity





**Ground Floor**  
**Approximate Floor Area**  
**712 sq.ft.**  
**(66.1 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**496 sq.ft.**  
**(46.1 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.





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