



53 Thomson Grove, Uphall



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Uphall, Broxburn

Contemporary 3 bed end of terrace, sought-after location. Walk-in condition with fitted kitchen & attic storage. Low maintenance gardens with shed & patio area. Thoughtfully reconfigured to provide 3 bedrooms. Convenient parking. Book a viewing today!

Tenure: Freehold

- Walk-in Condition
- Sought after location
- Fitted Kitchen with appliances
- Floored attic with Ramsay ladder and light
- Low maintenance gardens to front and rear
- Garden shed with power and light
- Originally a 4 bedroom but now 3 spacious bedrooms
- Separate Dining Room





Hall

Access through UPVC door with opaque double glazed inset and matching side panel. Doors to lounge and fitted kitchen. Two cupboards, one understair housing electric switchgear and one shelved. Radiator, quality laminate flooring through hall, kitchen and dining room. Carpeted staircase to upper landing.

Lounge

15' 10" x 12' 6" (4.83m x 3.80m)

Spacious sitting room with rear facing picture window. Marble fire surround and health with electric fire. French doors to dining room. Radiator, fitted carpet, two 3-way light fittings.

Fitted Kitchen

10' 2" x 10' 0" (3.11m x 3.05m)

Fitted with base and wall mounted units, drawers, 5 burner hob, extractor hood, wall mounted double oven, integrated fridge, stainless steel sink with side drainer and shower mixer tap, complementary worktops and matching splashbacks. The washing machine is included in the sale but is not warranted. Front facing window with venetian blind. Radiator. Archway to dining room.

Dining Room

9' 9" x 8' 8" (2.98m x 2.65m)

Ideal for entertaining or family meals. Front facing window with venetian blind. Stylish centre light fitting, radiator. French doors to lounge.

Upper Landing

Doors to bedrooms and bathroom. Hatch to floored attic with Ramsay ladder and light.

Bedroom One

19' 3" x 14' 7" (5.88m x 4.44m)

Exceptionally spacious bedroom (originally two rooms). Large wardrobe with three sliding doors, one mirrored and a double fitted wardrobe with sliding baskets. Two front facing windows with venetian blinds. Fitted carpet, radiator, two 3-way light fittings.

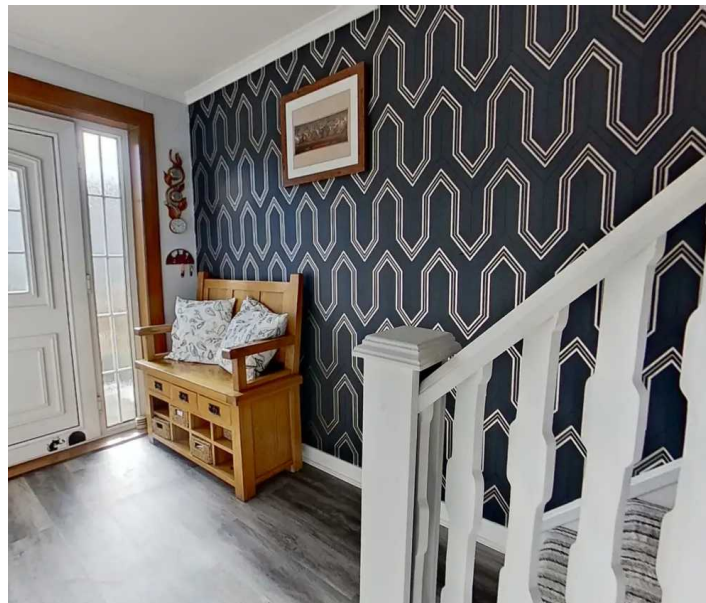


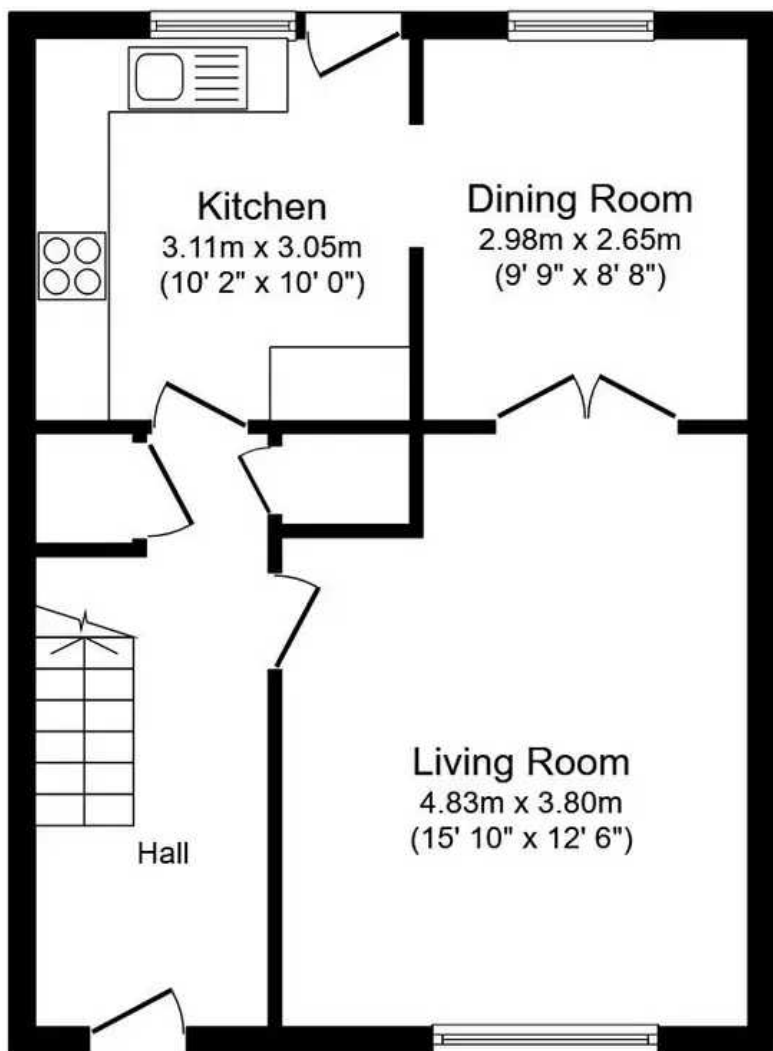
GARDEN

Easily maintained gardens to front and rear. The lovely rear garden is laid to chips, patio area and garden shed with power. The rear garden is laid to monobloc.

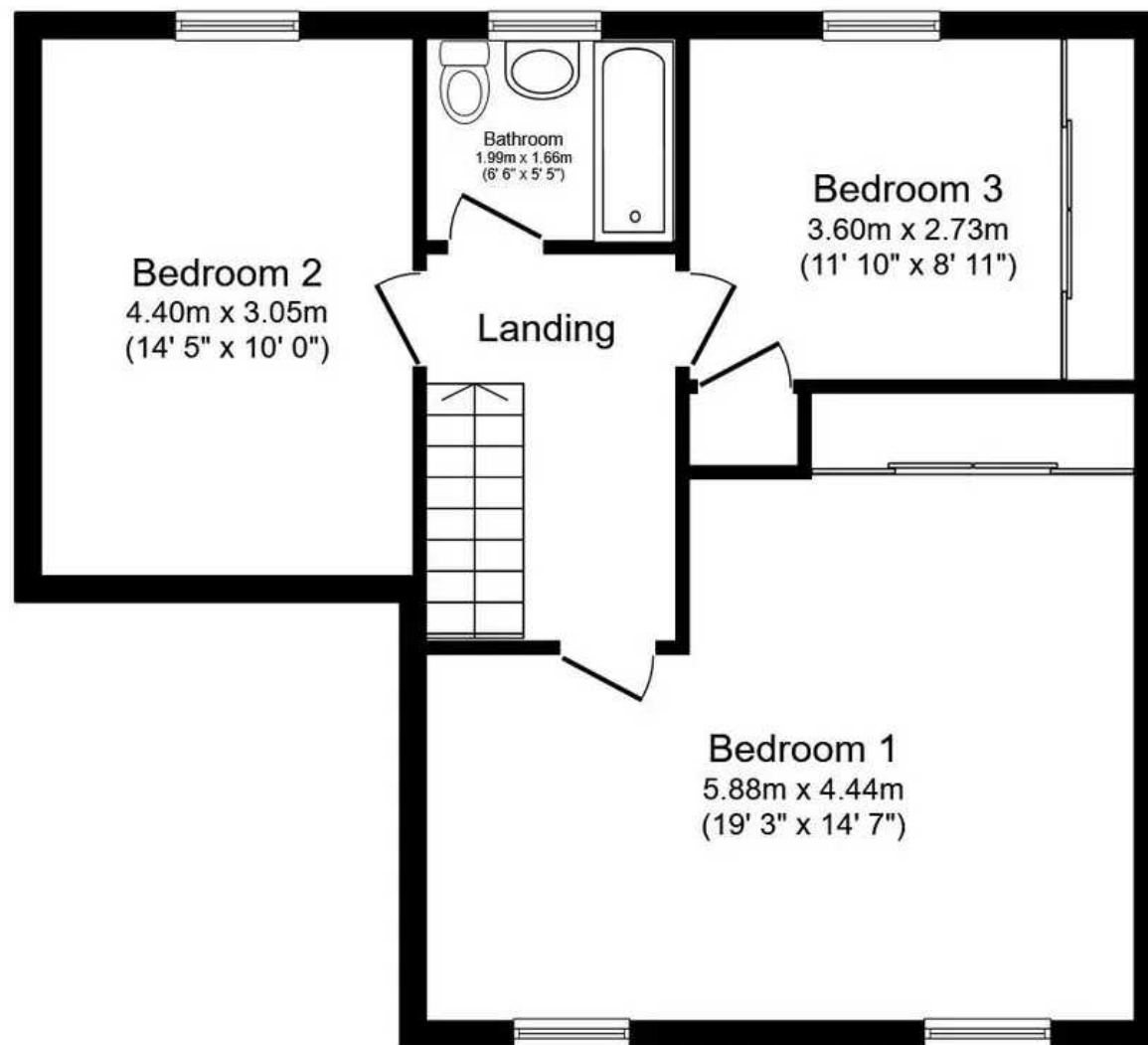
ON ROAD

Ample adjacent parking.





Ground Floor



First Floor

Total floor area 107.1 sq.m. (1,153 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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