



**47 Houstoun Gardens**  
**Uphall EH52 5SH**  
**Offers Over £205,000**

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 47 Houston Gardens

Uphall EH52 5SH

An excellent family home is offered from this well presented and popular style detached villa, set within a highly sought after area. The property has well proportioned rooms, excellent storage and both kitchen and bathroom are of a good modern standard. To the rear, there is a large garden, with superb potential for landscaping. The location has easy access to local schools, amenities and rail services at the nearby Uphall Station. The A89 & M8 provide swift access for commuting. Immediate/flexible entry is available and chain free.

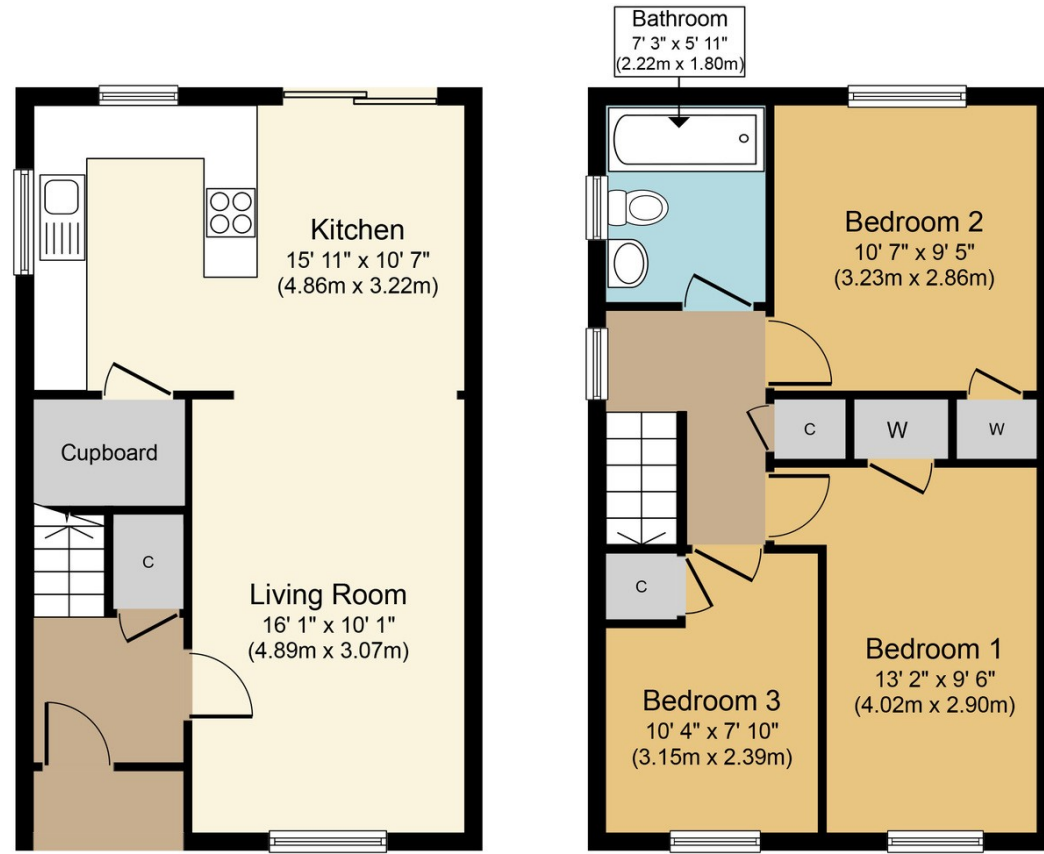
- **Entrance hall/storage**
- **Spacious lounge**
- **Modern fitted kitchen/open plan dining**
- **Three bedrooms**
- **Well appointed bathroom**
- **GCH & DG**
- **Driveway**
- **Large garden/excellent potential**
- **Council Tax Band D**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [kma@caesar-howie.co.uk](mailto:kma@caesar-howie.co.uk)



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**Ground Floor**  
 Approximate Floor Area  
 429 sq.ft.  
 (39.9 sq.m.)

**First Floor**  
 Approximate Floor Area  
 429 sq.ft.  
 (39.9 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.