



8 Snibble Gardens, Uphall Station
Offers Over £245,000



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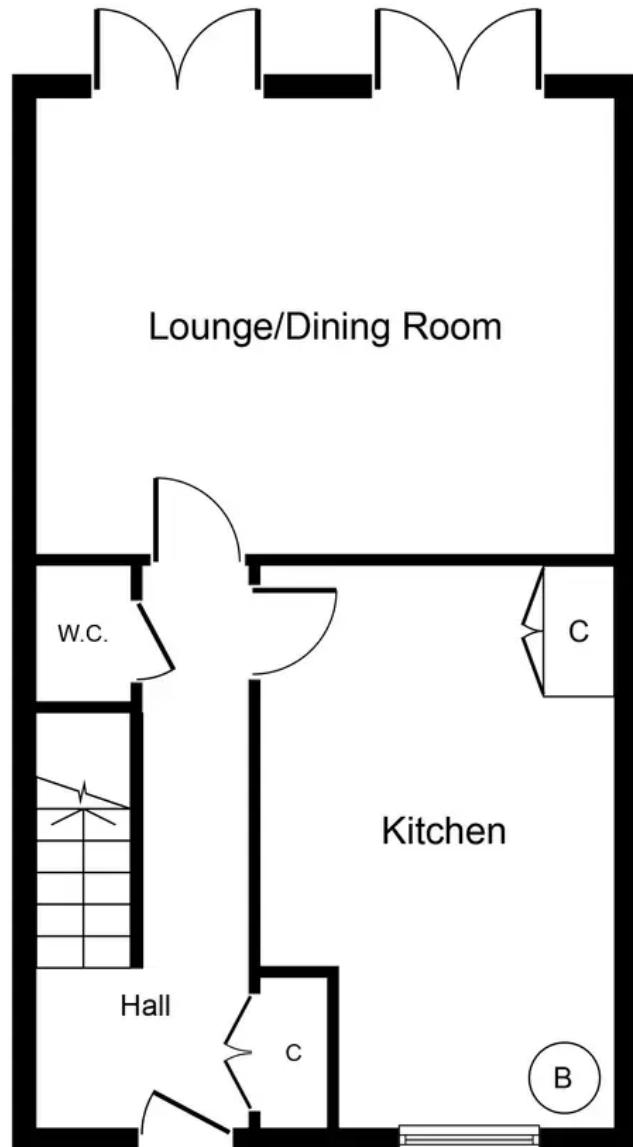
Uphall Station, Livingston

Modern 3 bed semi-detached house located with contemporary design and practical layout. Well-proportioned lounge with patio doors leading to a charming garden. Stylish fitted kitchen with SMEG integrated appliances. Lower Level Wc. Master bedroom with en-suite. Stylish Family Bathroom featuring Roca three piece suite. Low maintenance enclosed rear garden. Monobloc Driveway. Easy commuting with great transport links.

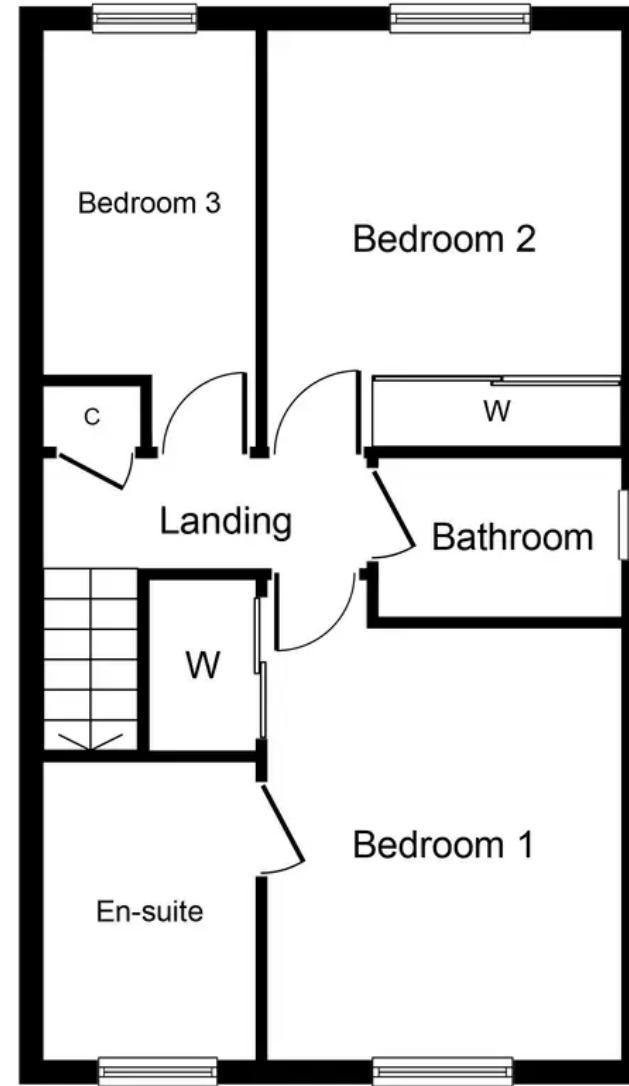
Tenure: Freehold

- Modern and Stylish Three Bedroom Semi-Detached property
- Well proportioned Lounge with Patio doors to garden and Media Wall with Feature Fire-place
- Contemporary designed Fitted kitchen with SMEG Integrated appliances
- Master Bedroom with stylish En-suite facilities
- Family Bathroom with Roca Three piece suite and Vanity Storage
- Lower Level WC
- Monobloc Driveway
- Fully enclosed Rear garden offers a high degree of privacy and low maintenance
- Excellent road and railway commuter links within close proximity





Ground Floor
Approximate Floor Area
460 sq. ft.
(42.8 sq. m.)



First Floor
Approximate Floor Area
460 sq. ft.
(42.8 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/

