



50 South Middleton, Uphall

Offers Over £465,000



50 South Middleton

Uphall, Broxburn

Sumptuous 4-bed detached villa in prestigious residential area. Elegant interiors with spacious master suite, modern reception rooms, open-plan kitchen, and sunroom. Private garden oasis, ample parking, and excellent commuting links. Luxurious living in serene surroundings.

Council Tax band: G

- Beautifully Presented 4 Bed Detached Villa
- Generously Proportioned Master Bedroom & En-Suite
- Highly Regarded Residential Development
- Stylish Open Plan Modern Kitchen & Dining Space
- 2 Spacious & Modern Reception Rooms
- Stunning Decor Throughout
- Excellent Commuting Links
- Relaxing Sun Room
- Driveway And Double Garage
- Secluded Rear Garden





Downstairs Hallway

Downstairs hallway with stairs leading to split level reception/Family room.

Lounge

22' 3" x 11' 8" (6.78m x 3.55m)

Spacious and modern living area with wooden flooring and modern fire place.

Dining Room

10' 7" x 9' 3" (3.22m x 2.82m)

Large dining area separated from kitchen by archway with large island complete with granite work top and stylish seats.

Kitchen

14' 3" x 10' 7" (4.34m x 3.22m)

Spacious modern kitchen with granite work tops, spot lights throughout and large variety of base and wall units in a high gloss finish.

Conservatory

Bright and spacious conservatory to the rear with door leading onto garden.

Downstairs W/C

Modern downstairs W/C .

Utility Room

Utility room with door leading out to garden and into double garage.

Reception Room

21' 3" x 14' 4" (6.47m x 4.36m)

Beautiful bright and spacious reception/family room located between the first and second floor with large front facing window.

Master Bedroom

14' 7" x 10' 4" (4.44m x 3.14m)

Spacious carpeted bedroom with built in storage and En-Suite.

En-Suite

Spacious modern En-Suite with large shower cubicle, wet



FRONT GARDEN

Low maintenance partially slabbed front garden area finished off with artificial grass.

REAR GARDEN

Large fully enclosed and private slabbed garden to the rear with water feature and children's playhouse.

DOUBLE GARAGE

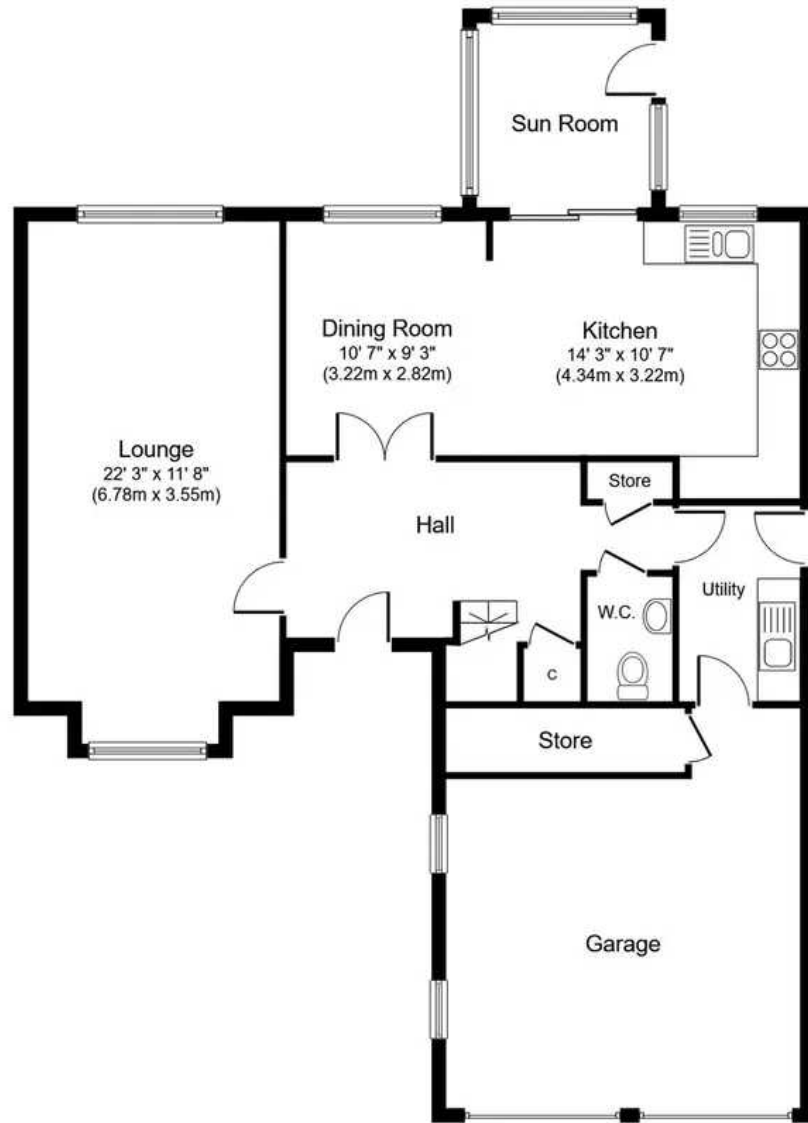
2 Parking Spaces

DRIVEWAY

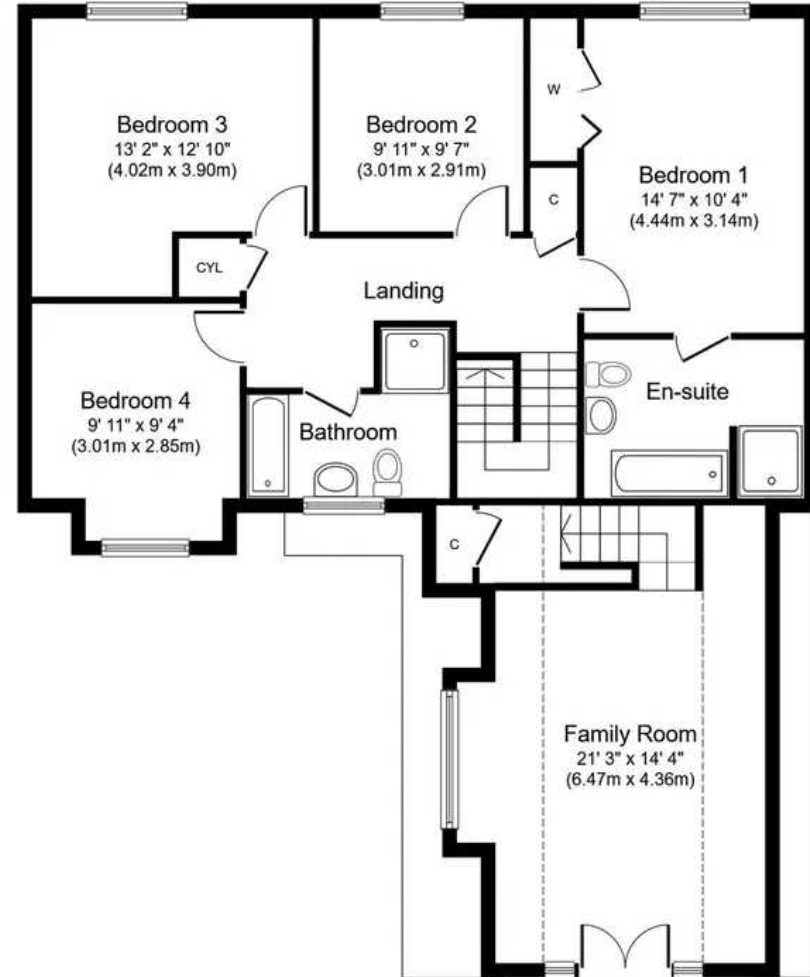
3 Parking Spaces

Large mono blocked driveway.





Ground Floor
Approximate Floor Area
1,170 sq. ft.
(108.7 sq. m.)



First Floor
Approximate Floor Area
1,102 sq. ft.
(102.4 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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