



# 61 Middleton Avenue, Uphall

Offers Over £235,000





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Uphall, Broxburn

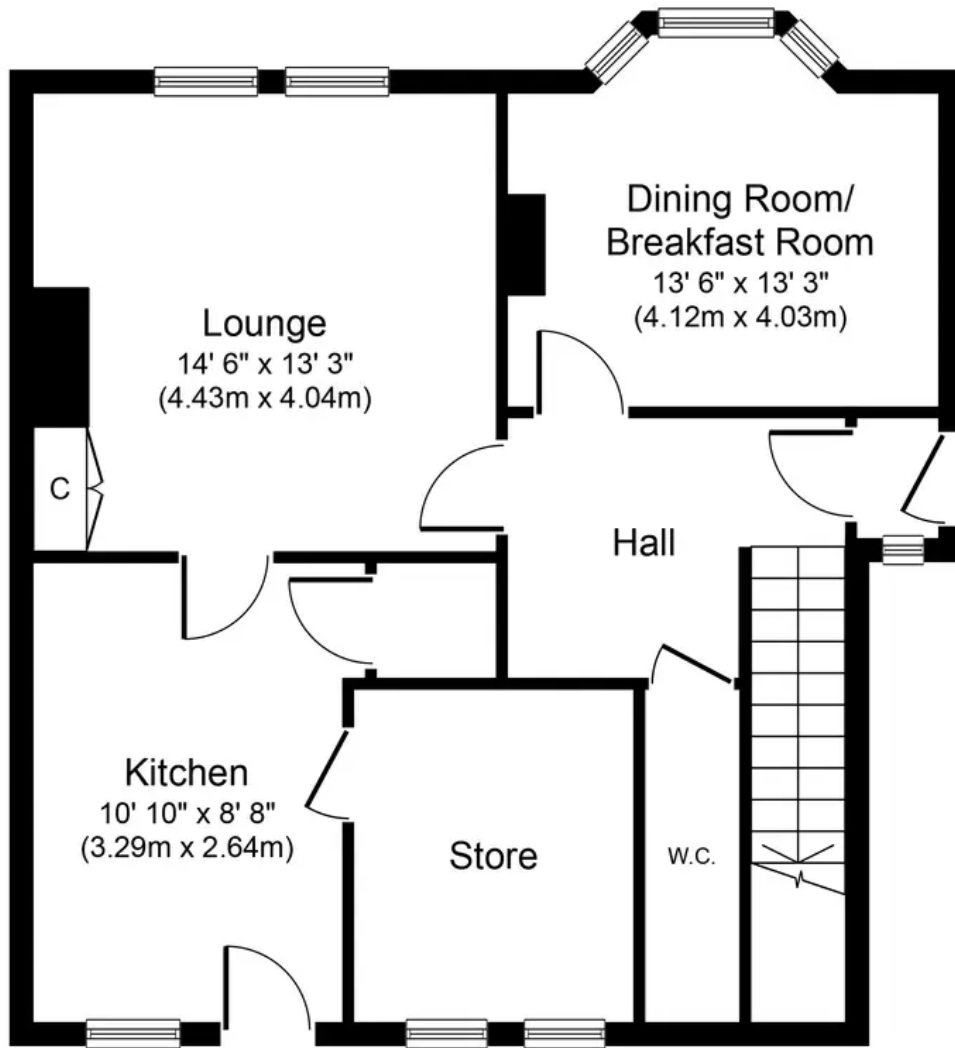
Rarely available 3-bed semi-detached house with spacious living areas, ideal for families. Peaceful gardens front and back. Conveniently located near train station and Edinburgh Airport. Perfect balance of tranquillity and accessibility. Outdoor space ideal for relaxation and entertainment. A must-see for discerning buyers looking for a peaceful retreat.

Council Tax band: E

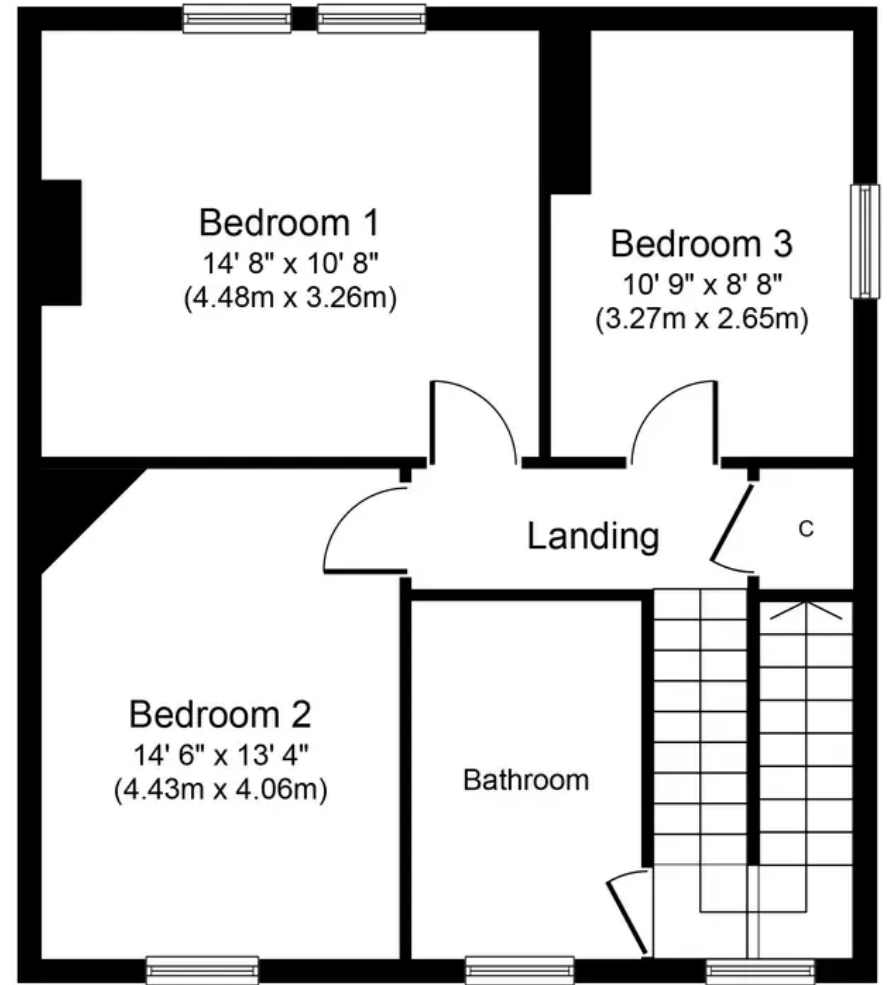
Tenure: Freehold

- Rarely Available Highly Sought After Location
- Semi Detached
- Three Double Bedrooms
- Two Public Rooms
- Generous Proportions Throughout
- Gardens To Front And Rear
- No Chain
- Walking Distance of Railway Station
- Short Drive to Edinburgh Airport
- Semi Rural Feel, yet short walk to local amenities





**Ground Floor**  
**Approximate Floor Area**  
**628 sq. ft.**  
**(58.3 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**587 sq. ft.**  
**(54.5 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**

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