



8 Manse Park, Uphall
Offers in Region of **£375,000**



A One-of-a-Kind 3-Bed property ,forms the East wing of the former 17th Century Uphall House and latterly Uphall Manse with Converted Attic Space.

This fantastic C Listed property in a quiet cul-de-sac forms part of the Uphall Conservation area has been sympathetically restored to an amazing standard. Neutrally finished throughout, this former manse in Uphall will make a fantastic home. This unique property retains many of its original features, whilst providing modern finishes. Sharon Campbell and RE/MAX property are delighted to bring this 3-bedroomed property to the market, comprising of:

Front and Rear Gardens & Copious Parking Spaces, Spacious Kitchen and Dining Area, Utility Laundry Room & Garden Room, Downstairs Toilet, 3 Double Bedrooms, Comfortable Living Room, Office Space, Upstairs Family Bathroom and Attic Space.

GCH and recently refurbished single sash and casement windows throughout with Secondary Glazing in Kitchen.

Council Tax band: E

Tenure: Freehold

Uphall offers an excellent range of local shops, restaurants and an outstanding butcher. Neighbouring Broxburn offers further shopping and leisure facilities, and sports centre. Nursery, primary and secondary schooling are also provided. Livingston is only a short drive away, where there are more shopping opportunities provided by a wealth of shops housed in The Centre and Designer Outlet. For the commuter, there is easy access to the central Scotland motorway network, rail links and Edinburgh airport is close by.

Entrance Hallway

A white painted wooden door acts as the eye-catching beginning to this stunning property. As you step inside, you are greeted with amazingly high-quality finishes, which create an upmarket ambience. There is Amtico herringbone vinyl flooring accented with a border and neutral paint to the walls. There is a south facing window and two ceiling lights. The hallway area contains two storage cupboards, two radiators, power points and a smoke detector.

Lounge/Bedroom 3 - 19' 0" x 11' 11" (5.80m x 3.63m)

Solid wooden glazed doors from the hallway lead into this versatile room. There are many period features like the deep cornicing and skirting. The walls are Moroccan velvet and there is pale oak laminate flooring in keeping with the ambience. A south facing feature bay window overlooks the extensive wooded garden. There is a retro tiled fireplace with wooden mantelpiece and surround, marble hearth. A pendant light hangs from the ceiling. There is a radiator, a smoke detector, a carbon monoxide detector and multiple power points in the room.

Dining Kitchen - 14' 0" x 13' 5" (4.26m x 4.08m)

This stunning kitchen has a bay window facing the east side allowing lots of natural daylight and overlooks the garden. The room is well lit with ceiling spotlights and complimentary cabinet lights. Decorated with neutrally painted pale walnut walls, high quality Karndean vinyl flooring and tiled splashback. There are three separate counter areas with floor and wall cabinets. An island unit with stainless steel fronted drawers in the middle of the room, with wheels allowing it to be moved against the wall, creating a large entertaining space. All units have gray Corian worktops and cream shaker units. The Rangemaster cooker consists of a five-ring gas hob plus a hot plate, two ovens, a grill and a drawer. The large cooker hood is backed with stainless steel splashback. The white ceramic Belfast sink has in-built drainer and mixer tap. The integrated fridge-freezer and dishwasher will be included in the sale. A radiator, power points, smoke detector and heat detector are all included.



Utility Room – 11' 10" x 5' 8" (3.61m x 1.73m)

This room has light gray vinyl flooring, painted walls and a cream tiled Splashback. There is a window to the side of the property bringing in natural light and recessed ceiling downlights enhance this. The floor and wall mounted cream cabinets, offer extensive storage space. One full height cabinet is used for storage. The washing machine is included in the sale. With a stainless-steel sink with mixer tap, a radiator, power points and a traditional wooden and iron clothes pulley.

Garden Room – 9' 8" x 5' 5" (2.94m x 1.64m)

There is matching half-height tiling to the wall that continues from the kitchen. A white wooden painted door to the rear, along with a window facing out to the rear garden. Wall and floor units have wood effect frontages, with a black countertop and vinyl flooring. Ceiling downlights complete this room.

Downstairs Toilet – 3' 5" x 4' 3" (1.04m x 1.29m)

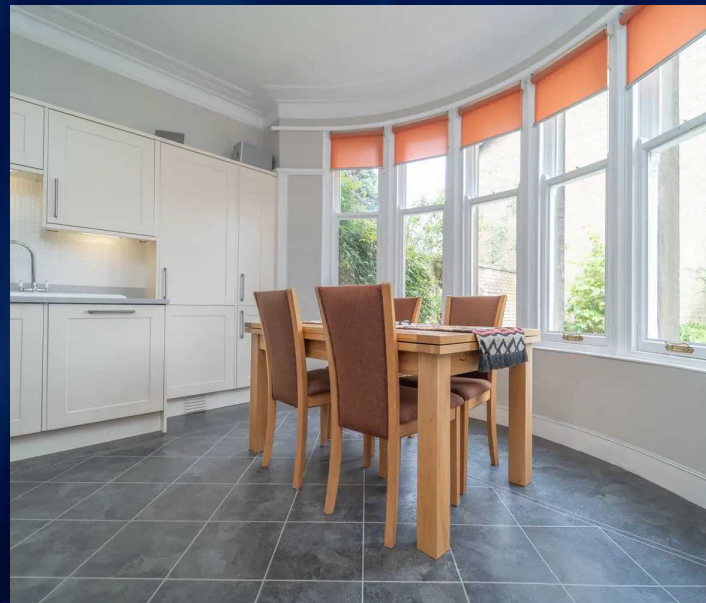
The modern décor flows seamlessly through, with tiled flooring and light gray wallpapered walls and half-height white tiles. A white vanity sink sitting above a glossy white storage unit. There is a white hidden-cistern toilet with a shelf above. Downlights and an extractor are included.

Stairs and Landing

The carpeted stairs, aligned with a glass balustrade, lead to a landing which is decorated with Amtico herringbone oak flooring accented with a black border, continuing the décor from the lower level. Recessed ceiling downlights, a smoke detector, power points and a radiator finish this area.

Upstairs Lounge and Office – 12' 1" x 12' 0" (3.68m x 3.65m)

This splendid room provides views over the surrounding countryside. There is light oatmeal carpeting to the floor, feature wallpapered wall around fireplace and gallery white painted walls. There is a restored deep fireplace with a multifuel stove, a white wooden mantelpiece and surround, gray porcelain tiled hearth and tiled side and back plate. The feature bay window to the front, plus second window, bring in lots of natural light. and there are two ceiling mounted lights. Two radiators and a smoke detector are also supplied.



Main Bedroom - 14' 1" x 10' 11" (4.28m x 3.33m)

This delightful room, decorated with muffin painted walls and oatmeal carpet, create a warm feel. Double built-in sliding door wardrobes plus built in shelving provides excellent storage solutions. The window to the side of the property brings in lots of natural light. Two wall lights, a radiator, power points and a smoke detector.

Bedroom Two - 10' 4" x 8' 11" (3.15m x 2.72m)

This lovely bedroom has a navy carpeted floor, magnolia finished walls and a window to the front of the property. There is a built-in double wardrobe with cupboard above providing good storage space. Pendant ceiling light, power points and a radiator finish the room.

Upstairs Bathroom - 8' 3" x 7' 9" (2.52m x 2.36m)

This fabulous bathroom features a free standing bathtub with floor-based mixer tap. The white suite consists of a walk-in shower cubicle with an electric shower; a white concealed-cistern toilet and sink with storage cupboards beneath. There is a wall recessed shelved mirrored cupboard and chrome radiator. A window to the side allows lots of natural light and recessed ceiling downlights complement this. Cream vinyl tiles to the floor and matching wall tiles create peaceful harmony.

Attic

Access to the attic is via a wooden Ramsey ladder. The three attic areas are floored with wood effect laminate and carpet. Currently being used for storage but could be used as a recreational area, home office or workroom. There are three Velux windows to the front and one to the rear. The east wall is stripped back to original stone and painted white and still contains the original inset fireplace from the Victorian maid's room.

Gardens and Parking

Extensive gardens surround the property. To the front and rear are some delightfully planted areas to relax, both areas being shared by the two properties. There is a private section of the garden with sole ownership to the east side of the property. With parking to the front there are spaces for several vehicles.



Additional Items

Tenure: Freehold. Council Tax Band: E. All fitted floor coverings, window blinds and the kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind. Any furniture omitted from this text is open to negotiation with the vendor.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

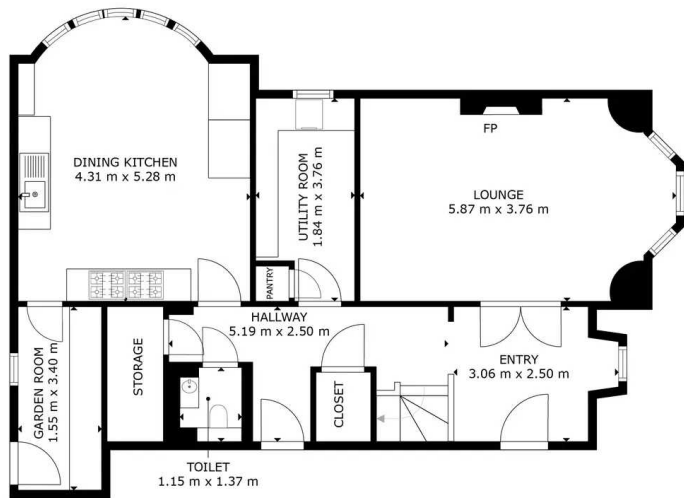
It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92+)	A			(92+)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		63
(39-54)	E	49		(39-54)	E		
(21-38)	F			(21-38)	F	40	
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC		England, Scotland & Wales		EU Directive 2002/91/EC	



FLOOR 1



GROSS INTERNAL AREA
FLOOR 1: 79 m², FLOOR 2: 70 m²
TOTAL: 149 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 79 m², FLOOR 2: 70 m²
TOTAL: 149 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.