

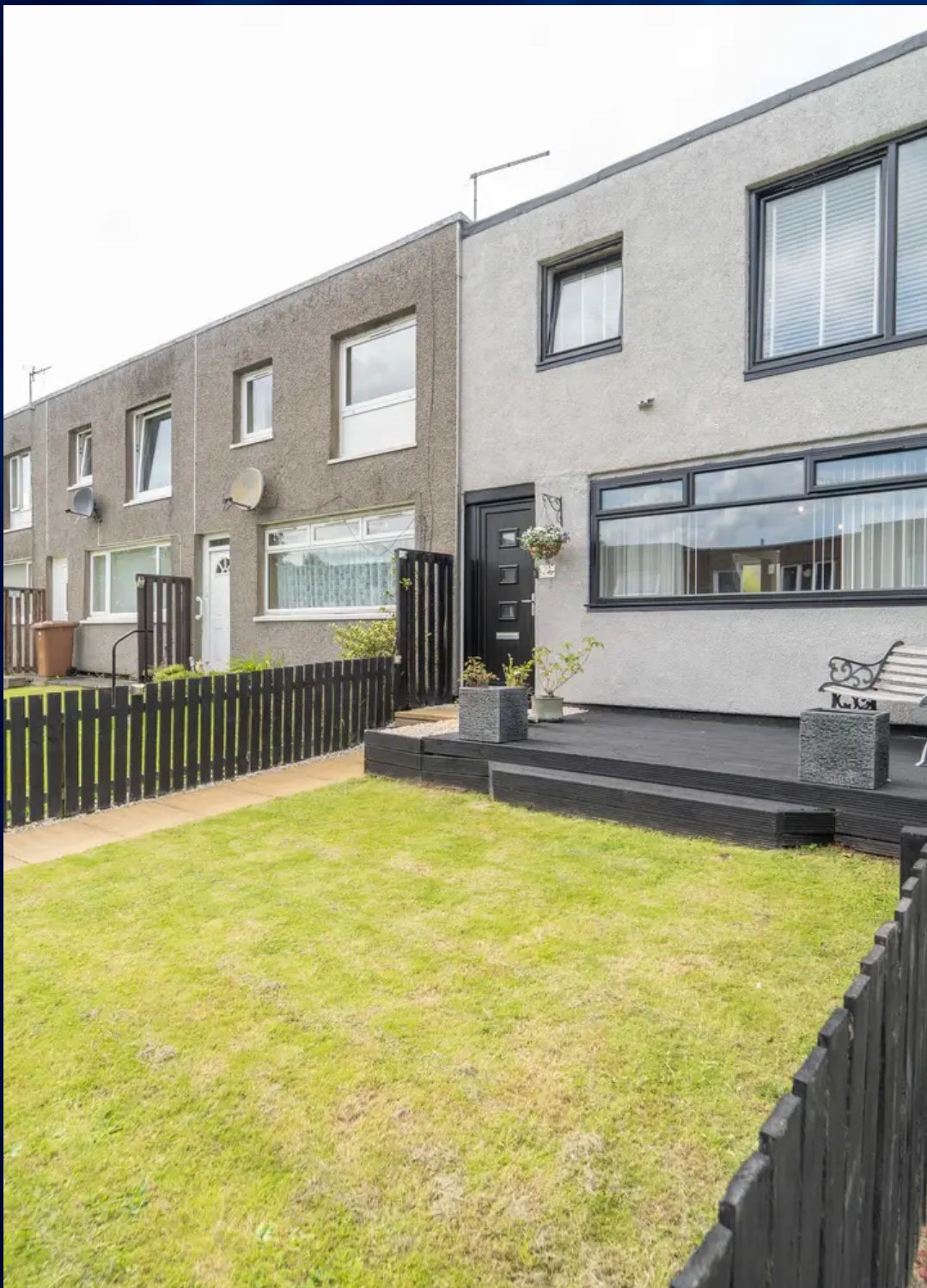


FOR SALE

RE/MAX

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Carol Lawton and RE/MAX Property proudly present this charming property, featuring a spacious and newly decorated interior with modern amenities. Highlights include a welcoming hallway leading to a lounge with ample storage and a new front door. The kitchen breakfast room offers splashback tiling and space for an American fridge freezer.

Upstairs, the bedrooms are adorned with new carpets and modern lighting, with the bathrooms showcasing stylish tiles and contemporary fixtures. Outside, the rear garden boasts mature trees, porcelain paving, and a patio area, while the front garden features a large decking area and a gated lawn.

Located conveniently close to amenities and transport links, this property offers comfort and practicality for modern living.

Freehold Property

Council Tax Band:

Factor Fee:

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property – no warranty is given or implied.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Uphall is a village located in West Lothian, within the larger town of Livingston. It is known for its peaceful residential environment and

Lounge

15' 11" x 13' 11" (4.86m x 4.24m)

This beautifully decorated lounge, recently refurbished, offers ample space for free-standing furniture and features delightful views overlooking the garden. It boasts new laminate flooring, enhancing its modern appeal, along with two striking central light fixtures and radiators that provide both ambiance and warmth.

Kitchen breakfast room

12' 1" x 10' 3" (3.68m x 3.12m)

This generously sized kitchen breakfast room offers ample space for a table and chairs, complemented by stylish splashback tiling and plentiful food storage cupboards. It features central lighting that illuminates the space effectively. There is room for an American fridge freezer, alongside a gas cooker with oven, a stainless steel sink with a mixer tap, and new blinds that add a fresh touch to the decor. The kitchen benefits from a newly tiled floor and includes provisions for a washing machine, making it both functional and aesthetically pleasing.

Rear Hall

11' 11" x 6' 9" (3.64m x 2.05m)

The rear hall is bathed in natural light, thanks to a glazed rear door and window. It features laminate flooring, a radiator for warmth, and central lighting that illuminates the space effectively. This area provides access to the kitchen, rear garden, upper level, and lounge, ensuring convenient connectivity throughout the home.

Bathroom

10' 2" x 9' 6" (3.10m x 2.90m)

This beautifully modern and stylish bathroom features tiled walls and a built-in vanity area, illuminated by spotlights in the ceiling. It includes a heated towel rail and laminate flooring for added comfort. The bathroom showcases a modern high gloss vanity sink and WC, complemented by a bath equipped with waterfall taps and an overhead rain shower. A second handheld shower is also included, complete with a sleek glass shower screen, offering both functionality and contemporary elegance.



Bedroom one

15' 9" x 8' 5" (4.80m x 2.57m)

This spacious master bedroom boasts new carpet flooring and features a radiator for comfort. It is adorned with elegant feature wall lights that add a touch of ambiance. There is ample space for free-standing furniture, allowing for personalized arrangement and storage. The room has been newly decorated, presenting a fresh and inviting atmosphere.

Bedroom two

12' 9" x 8' 9" (3.89m x 2.67m)

This beautifully sized double bedroom offers a front view, showcasing new carpets that add a touch of comfort. It is illuminated by central spotlights, enhancing the ambiance of the room. The bedroom features new decor that complements its fresh look and includes a radiator for added warmth and comfort.

Bedroom three

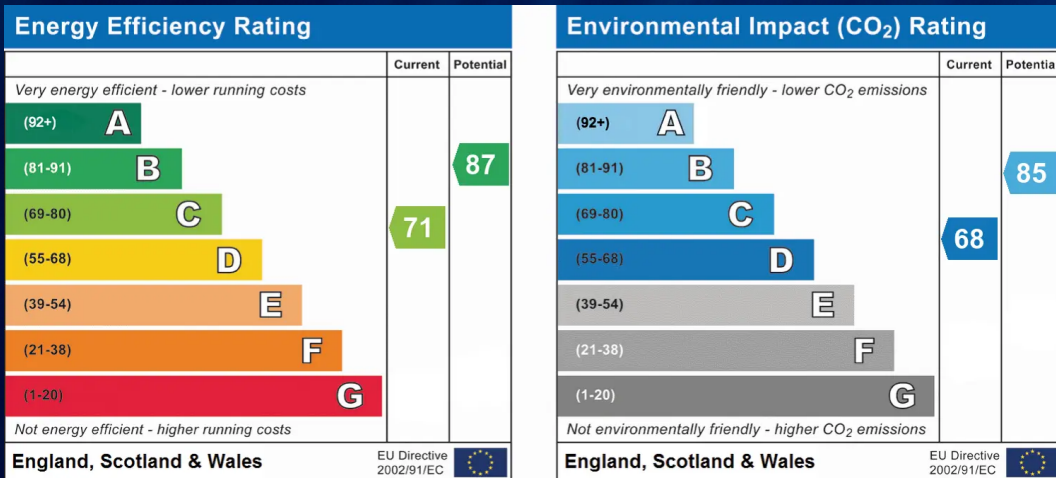
11' 10" x 7' 5" (3.61m x 2.26m)

This third double bedroom features modern wall lighting that enhances its contemporary appeal. It includes a fitted wardrobe for convenient storage and enjoys ample natural light from a large rear window, creating a bright and airy atmosphere. The room is equipped with a radiator for warmth and comfort, complemented by carpet flooring that adds to its cozy ambiance.

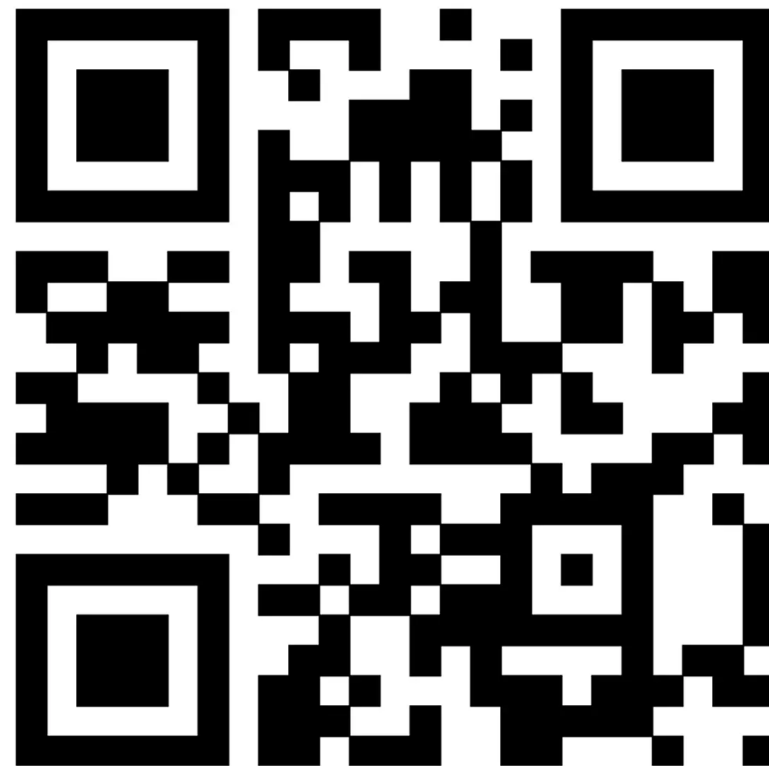
Entrance Hall

This lovely, welcoming hallway features a central light fixture and laminate flooring, creating a warm and inviting entrance. It provides access to the lounge, which includes a very large under stair storage cupboard for added convenience. The hallway is enhanced by a new front door, adding to the modern and functional appeal of the space.





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The Home Report



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