







***Looking For A Fast Move? This Is A Fantastic Three Bedroom Family Home With No Onward Chain!***

Derrick Mooney and RE/MAX Property brings this Three Bedroom Property to the market situated in Dargai Place, Uphall, West Lothian, EH52 6TG. Comprising: Entrance Hall, Lounge, Kitchen, Three Bedrooms and Three-Piece Bathroom. The property benefits from double glazing, easy to maintain gardens and shared parking.

Factor Fees - Curb based in Falkirk between £60-£130 annually

Freehold Lease

Council Tax Band B

The Home report can be downloaded from the RE/MAX website.

Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Dargai Place sits in the heart of the historical village of Uphall. Close by there are amenities, schooling, golf courses, driving ranges, riding schools and an abundance of country walks and cycle paths. Uphall is ideally located for the commuters as it's minutes away from the M8 network to Glasgow and Edinburgh and the M9 to Stirling and beyond. Regular trains run to major cities from nearby Uphall Station. The Gyle shopping complex is also an easy drive away to the east, with the Hermiston Gait Complex just a little further afield. There are plenty of opportunities for walking and riding around the popular Beecraigs Country Park and the Almondvale Country Park which are both easily accessible from Uphall.



**Entrance Hallway 3' 8" x 3' 2" (1.13m x 0.97m)**

Enter via uPVC front door into the Hallway. There is one central light fitting, and access to an under-stair cupboard (2.92m x 0.98m), with a light and shelving. This could be turned into a WC or opened up to make the Lounge bigger.

**Lounge 15' 5" x 14' 0" (4.69m x 4.26m)**

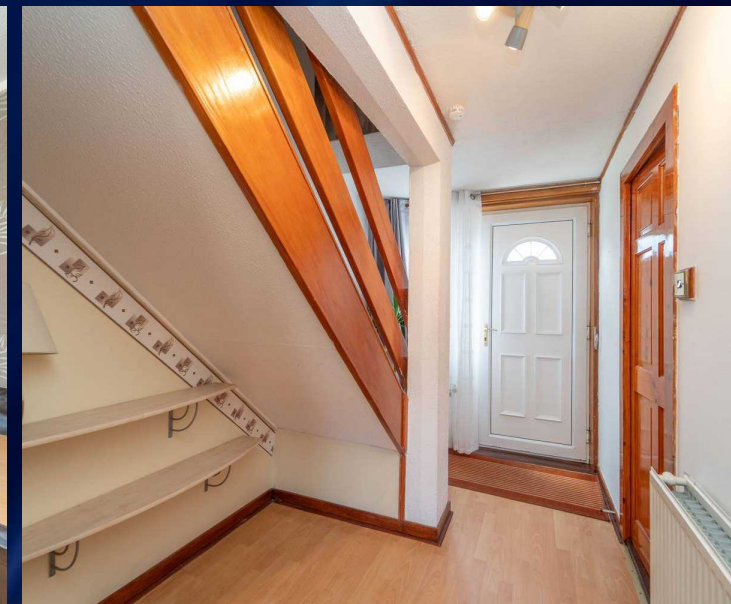
Generous sized Lounge with a large window facing looking out onto the front garden. Around the room there are two central light fittings, painted walls, one radiator and carpet flooring.

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

Located off of the Lounge with under stair storage and a built-in cupboard space with rail. There is access to the Kitchen, rear garden and staircase to the upper level. There is one central light fitting, one radiator and laminate flooring.

**Kitchen 11' 7" x 10' 6" (3.54m x 3.19m)**

Good sized Kitchen with wall and base units, worktops, space for white goods, space for cooker, electric oven and a stainless-steel sink with mixer tap. Around the room there are tile and wallpapered walls, one central light fitting, one radiator and laminate flooring. The window faces the rear of the property and there is space for a dining table or additional units.





### Upper Hallway

6' 11" x 5' 8" (2.11m x 1.72m)

Hallway giving access to Bedroom 1, 2, 3 and the Bathroom. There is one wall light fitting, painted walls, one radiator and carpet flooring.

### Bedroom 1

15' 1" x 8' 5" (4.59m x 2.57m)

Double Bedroom facing the front of the property with plenty of space for storage units. There are two wall light fittings, painted walls, laminate flooring and one radiator. There is built-in storage around the bed area which can be removed.

### Bedroom 2

12' 6" x 8' 9" (3.82m x 2.67m)

Double Bedroom facing the front of the property, with a large window and plenty of space for storage units. There is one wall light fitting, painted walls, laminate flooring and one radiator.

### Bedroom 3

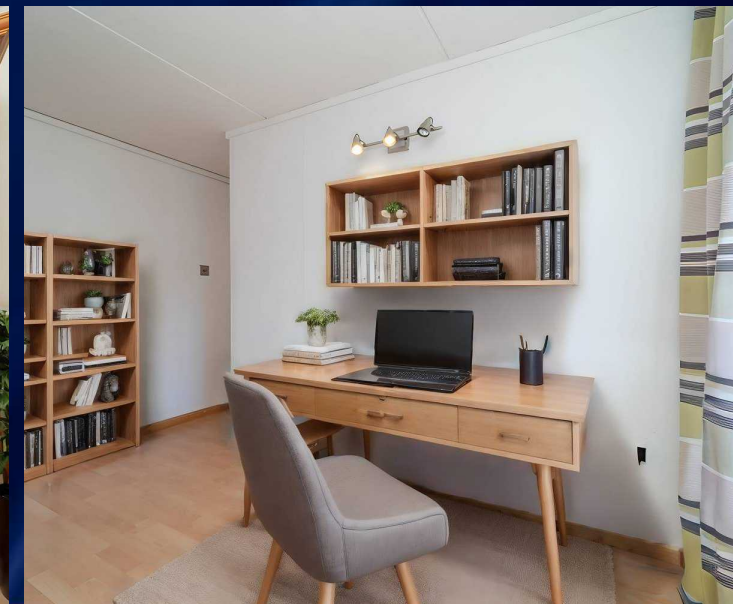
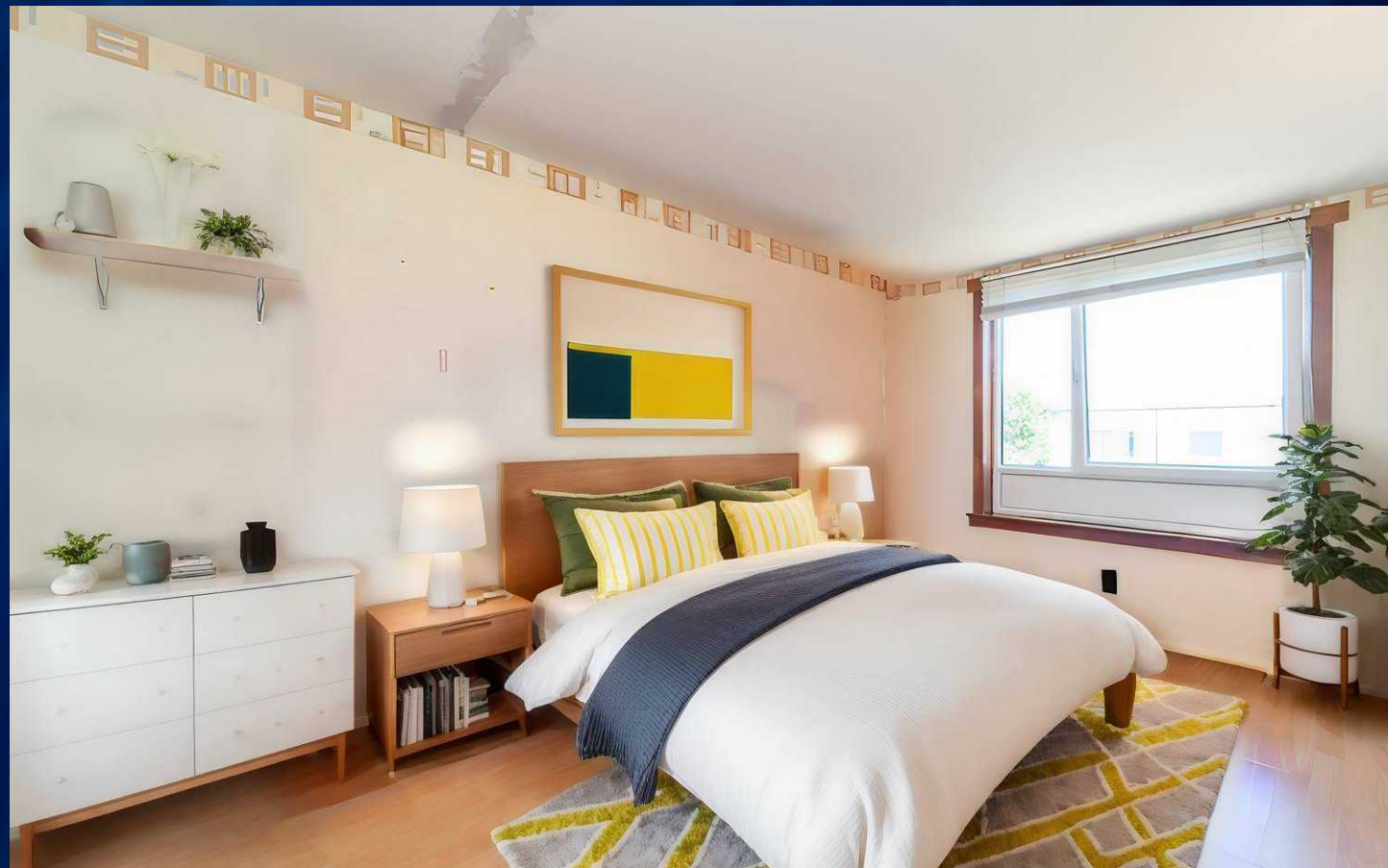
11' 6" x 7' 6" (3.51m x 2.28m)

Double Bedroom facing the rear of the property with one wall light fitting, painted walls, one radiator and laminate flooring.

### Family Bathroom

8' 5" x 6' 5" (2.57m x 1.95m)

Three-piece Bathroom comprising of: Toilet, sink with hot and cold tap, and bath with handheld electric shower. There is one wall light fitting, tiled wall coverings, one radiator and tiled flooring. There is an opaque window facing onto the rear of the property, a dressing area with a shelf and cupboard behind the door, and a shelved cupboard where the boiler is situated.





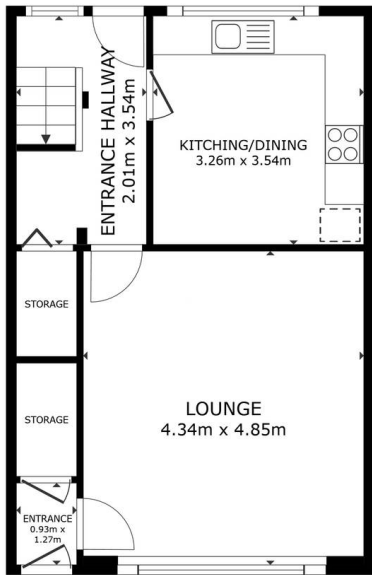
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

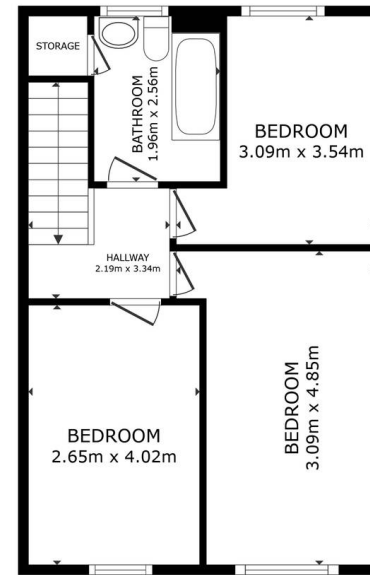
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 45.6 sq.m. FLOOR 2 45.6 sq.m.  
TOTAL : 91.3 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 45.6 sq.m. FLOOR 2 45.6 sq.m.  
TOTAL : 91.3 sq.m.  
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.