



37 James Young Avenue, Uphall Station

Livingston

Offers Over £250,000



## 37 James Young Avenue

Uphall Station, Livingston

This beautifully presented three-bedroom semi-detached home, built by Dundas Homes, is located within the sought-after and rapidly growing Uphall Station development. Perfectly positioned for commuters, the property benefits from its close proximity to Uphall Train Station and excellent motorway connections. The property has been thoughtfully maintained by the current owners, who have lived here since new, and boasts several upgrades, including a refurbished en-suite shower room and a recently replaced boiler.

The ground floor offers a spacious and functional layout, beginning with a welcoming entrance hallway. The bright and airy living room is perfect for entertaining or relaxing, with two sets of French Doors allowing natural light to flood the space. The stylish kitchen and dining area offers ample cupboard and workspace, as well as a pantry- ideal for family meals. A convenient WC completes the ground floor accommodation.

Upstairs, the first floor features three generously proportioned bedrooms and modern bathroom facilities. The main bedroom can comfortably accommodate a king-sized bed, benefits from fitted wardrobes, and includes a beautifully upgraded en-suite shower room for added convenience and privacy.



Bedroom two is spacious enough to host a double bed and also features fitted storage. The third bedroom is a versatile space, suitable for a single bed with space for additional free standing furnishings, alternatively, as a home office, or a dressing room, depending on your needs.

The family bathroom is both practical and stylish, featuring a shower over the bath as well as built-in storage, providing an excellent combination of functionality and design.

Externally, the home boasts a good-sized rear garden, offering ample space for outdoor activities and relaxation. There is also a practical outbuilding with power, making it ideal for additional storage, a workshop, or a hobby space. To the front, the property is completed with a double driveway, providing off-street parking for two vehicles.

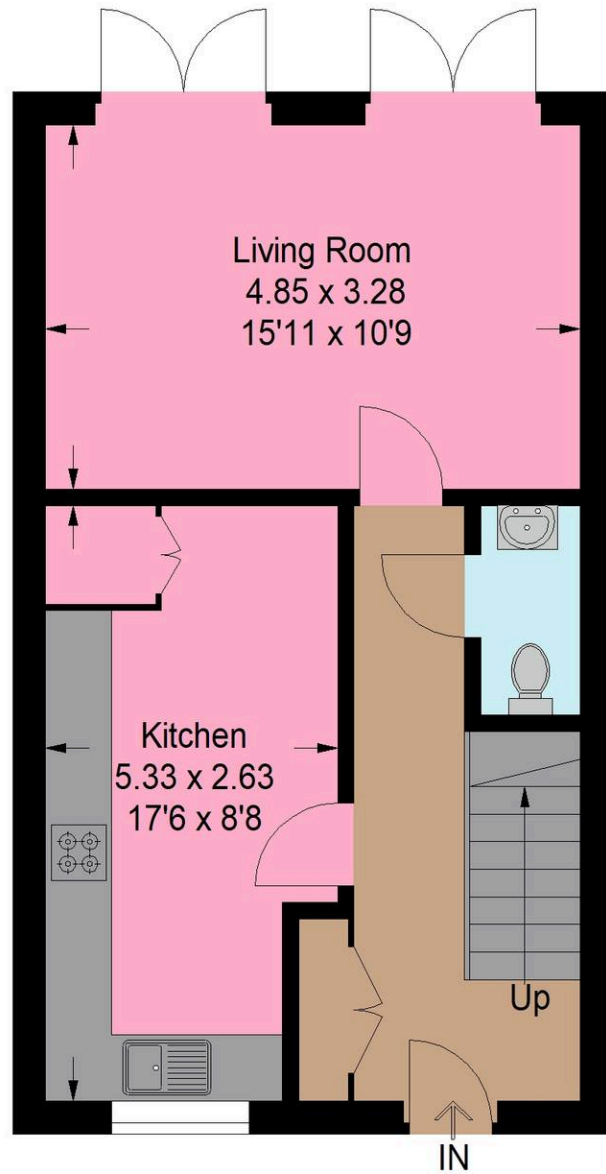
For those who enjoy the outdoors, Almondell Country Park is just a short distance away, offering stunning walking trails and a fantastic space for family outings or leisurely strolls. The community within the development is vibrant and welcoming, featuring a dedicated community hub available for residents to hire for personal events such as birthday parties. The hub also serves as the venue for a variety of community events throughout the year, including Halloween and Christmas celebrations.

This home truly combines practicality, comfort, and community, making it a fantastic opportunity for families, professionals, or first-time buyers. With its excellent location, thoughtful upgrades, and access to community amenities, this property is ready to welcome its next owners. Don't miss your chance to make it yours!

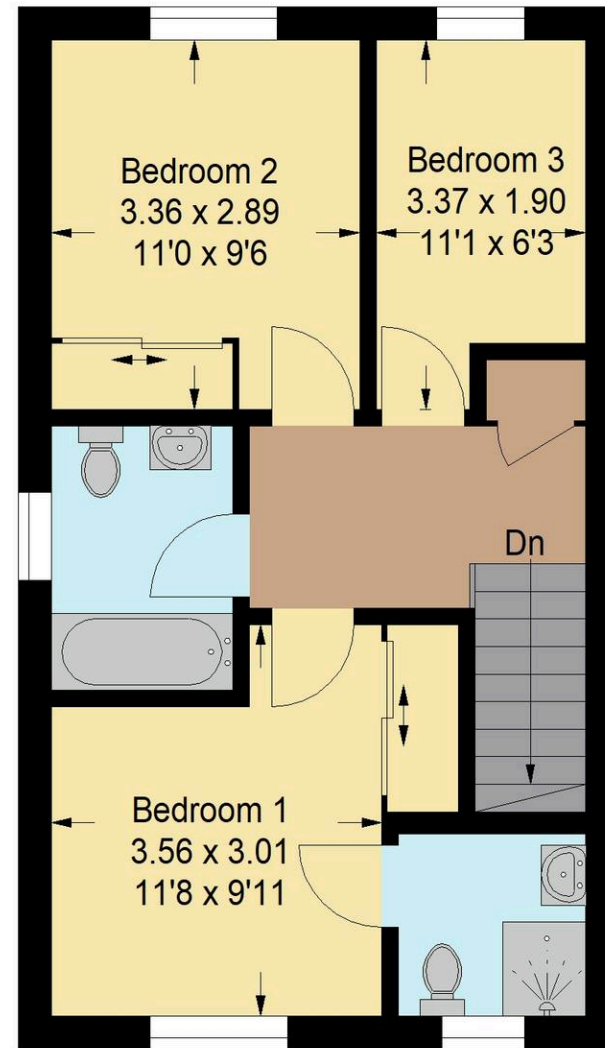




Approximate Gross Internal Area = 86.7 sq m / 933 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1149945 / Ref:89664)



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