







Derrick Mooney & RE/MAX are delighted to bring to the market this seldom available 4-bedroom detached bungalow which presents a rare opportunity for those seeking a substantial and spacious abode. Internally this property has an expansive floor plan. This stunning bungalow sits on a large plot spanning around a third of an acre.

The outside space is a true highlight of this property, offering a substantial front, side, and rear garden that is perfect for those with a green thumb. With a considerable sized mono blocked driveway, you will find ample parking space for family and friends. Whether you are looking to unwind in the the garden or entertain guests in the expansive indoor or outdoor space this property provides the perfect canvas for creating unforgettable moments and cherished memories as the current owner has done since 1977.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Uphall offers an excellent range of local shops, restaurants and an award winning 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, with 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.



### Lounge

17' 11" x 14' 2" (5.46m x 4.33m)

Substantial contemporary lounge which has plentiful natural light flooding in from the large windows to the front and rear. Complimented with soft carpeted flooring and neutral coloured decorated walls.

### Kitchen

16' 7" x 8' 6" (5.05m x 2.58m)

Very spacious modern kitchen with numerous floor and wall units, stainless steel sink, integrated oven hob and extractor fan.

### Utility Room

7' 11" x 7' 10" (2.41m x 2.40m)

The necessary utility room has floor and wall units.

### Dining Room

13' 1" x 9' 9" (3.98m x 2.98m)

Enter from the kitchen to the spacious beautiful dining room with dining table seating for eight people. Yet again natural light floods in from the window with views to the south rear garden. Many a good family day has been enjoyed here by the present owner over the decades.

### Front Entrance

10' 0" x 7' 4" (3.04m x 2.23m)

Inviting front entrance/vestibule.

### Double Bedroom

18' 2" x 9' 11" (5.53m x 3.02m)

This spacious double bedroom has a beautiful view out to the rear garden/driveway. Has a very handy in- built double cupboard and entry to the En-Suite.

### En-Suite

6' 9" x 5' 3" (2.05m x 1.59m)

The essential en-suite consisting of shower enclosure, wc, basin and white towel radiator.

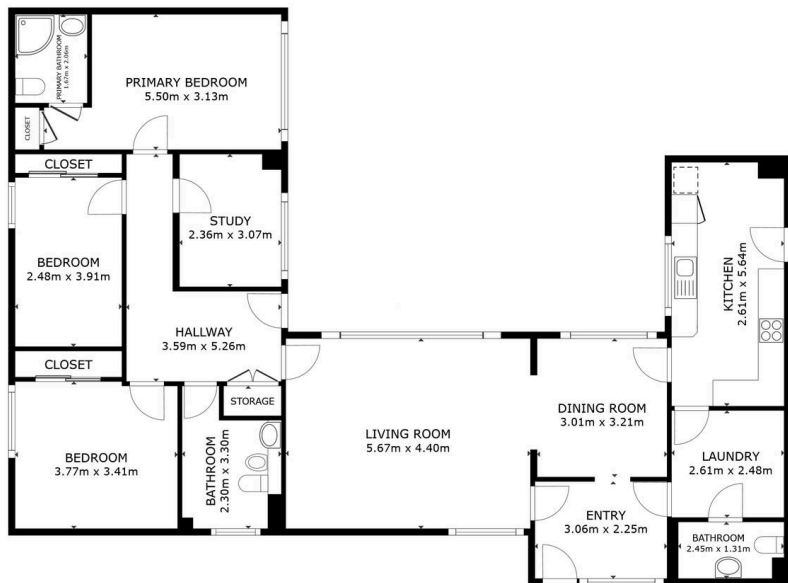
### Family Bathroom

10' 5" x 7' 1" (3.17m x 2.15m)

Stylish large family bathroom consisting of walk in shower, wc, bidet and vanity unit with basin.







FLOOR PLAN



GROSS INTERNAL AREA  
 FLOOR PLAN 141.9 m<sup>2</sup>  
 TOTAL - 141.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







## RE/MAX Property

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