



47 Glebe Avenue, Uphall

Offers Over £174,000



RE/MAX
Estate



47 Glebe Avenue

Uphall, Broxburn

**Charming 3-bed semi-detached with conservatory in Uphall, West Lothian. Modern wet room, spacious garden, off-road parking. Ideal blend of village tranquillity & urban convenience. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Hall

Entry the property through PVC door excellent storage cupboard access to lounge and upper level carpet floor and radiator .

Lounge

14' 4" x 12' 8" (4.36m x 3.86m)

The spacious lounge boasts carpet flooring and is illuminated by a central light fixture. It features a radiator for added comfort and provides access to the conservatory through elegant French doors. Additionally, the lounge offers convenient entry to both the kitchen and hallway.

Kitchen

15' 7" x 7' 0" (4.76m x 2.13m)

The kitchen is a well-designed galley style, featuring a front-view window that brings in plenty of natural light. It includes a slot-in gas cooker, washing machine under top fridge-freezer, space for a tumble dryer all of which are gifted to the new buyer. The stainless steel sink and drainer add a modern touch, while a large pantry-style cupboard provides excellent storage. The kitchen is finished laminate flooring and offers convenient access to the rear garden, making it both practical and functional.

Conservatory

The conservatory is a generously sized and inviting space, featuring a radiator for comfort and wall lighting to create a warm ambiance. Surrounded by windows, it offers beautiful views of the garden, while French doors provide direct access to the outdoor area. This lovely room is the perfect spot to sit back, relax, and enjoy the scenery.





Stair & Landing

The carpeted stairs and landing provide a comfortable and stylish transition between floors, with a window halfway up that allows natural light to brighten the space. The landing features a radiator and central light fittings, offering warmth and illumination. It provides access to all three bedrooms, the shower room, and the attic space, ensuring practicality and convenience.

Wet Room

7' 7" x 5' 4" (2.30m x 1.63m)

The modern new wet room is stylishly designed with sleek wall and floor in contemporary colors. It features a electric shower, WC, and sink, all complementing the modern aesthetic with some tiling, The space is well-lit with central lighting and includes an extractor fan for ventilation, ensuring a fresh and comfortable environment.

Bedroom 1

15' 3" x 8' 3" (4.65m x 2.52m)

The bedroom is very spacious and features a large rear-view window that fills the room with natural light. It is fitted carpet flooring and offers ample space for free-standing furniture. A walk in storage cupboard with a central light fixture ,radiator add to the comfort and practicality of this inviting room.

Bedroom 2

10' 7" x 11' 1" (3.23m x 3.39m)

This generously sized double bedroom offers double fitted wardrobes and features a rear-view window that allows plenty of natural light to brighten the room. It is finished with carpet flooring, a central light fixture, and a radiator, creating a comfortable and practical living space.

Bedroom 3

12' 9" x 7' 11" (3.89m x 2.42m)

This double bedroom features a front view two windows bring in plenty of natural light, creating a bright and welcoming atmosphere. The room offers lots of space for free-standing furniture and double fitted wardrobes finished with cozy carpet flooring.





REAR GARDEN

The rear garden is a great size, featuring a spacious lawn area and a large patio perfect for outdoor entertaining. A shed, which is gifted to the new buyers, provides additional storage space. The garden is fully enclosed for privacy, and steps lead up to the conservatory, creating a seamless transition between indoor and outdoor living.

FRONT GARDEN

Front of the property has a paved area and also parking.

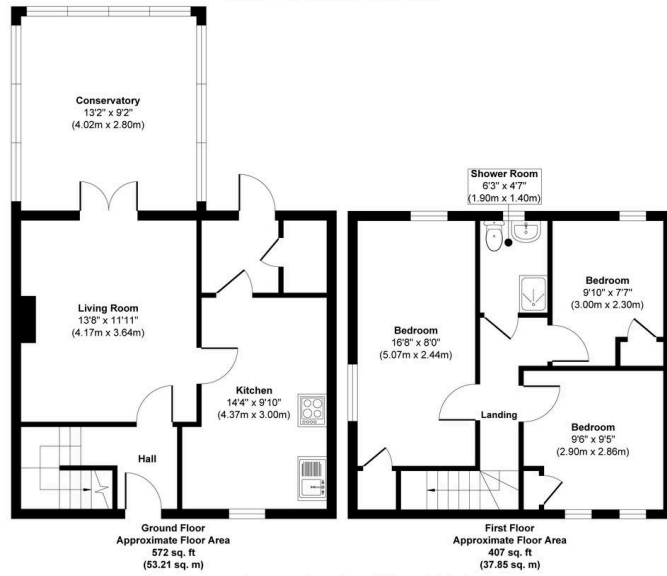
DRIVEWAY

1 Parking Space

The property offers a good-sized driveway with off-road parking, providing convenient and secure parking for your car. The driveway is gated, adding an extra layer of security and privacy to the property.



Glebe Avenue, Broxburn



Approx. Gross Internal Floor Area 979 sq. ft / 91.06 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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