





Striking 3 Bedroom Semi-Detached Villa!

Niall McCabe & RE/MAX Property are thrilled to present this stunning three-bedroom, double-fronted semi-detached villa in the heart of Uphall Station Village. 'The Brodie' by Dundas Homes is a dream family home, offering stylish interiors, spacious rooms, a double driveway, and beautifully landscaped gardens.

Uphall Station, nestled in the heart of West Lothian, is a charming and well-connected village that perfectly balances tranquil suburban living with excellent accessibility. Boasting a strong sense of community, it offers a range of local amenities, including shops, schools, and scenic green spaces. Its railway station provides effortless links to both Edinburgh and Glasgow, making it a prime location for commuters. With its blend of modern conveniences and picturesque surroundings, Uphall Station is an ideal setting for families and professionals alike.

Council Tax Band D

Freehold Tenure

Factor Fee – circa £25 per quarter / Hacking & Paterson Verdant – North Reception, 2 Redheughs Rigg, South Gyle, Edinburgh EH12 9DQ

The home report can be downloaded from our website.

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.

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Lounge

16' 7" x 10' 2" (5.06m x 3.09m)

The stunning dual-aspect formal lounge is bathed in natural light, showcasing elegant creamy tones that create a warm and inviting atmosphere. Contrasting flooring adds a touch of sophistication, while the generous space allows for versatile furniture arrangements to suit any style.

Kitchen/Diner

16' 7" x 9' 2" (5.06m x 2.80m)

This stunning high-gloss kitchen/diner is a true showstopper, featuring a sleek range of base and wall-mounted units, seamlessly integrated appliances, and striking flooring. The generous dining area offers the perfect space for entertaining, with patio doors opening directly onto the rear garden for effortless indoor-outdoor living.

W.C

8' 8" x 3' 11" (2.63m x 1.20m)

Striking 2-piece cloakroom, which comprises of a wash hand basin & W.C – the room has been styled in swish creamy hues.

Bedroom 1

10' 6" x 9' 2" (3.19m x 2.80m)

The expansive main bedroom exudes elegance with its stunning décor and plush carpeting. It boasts ample fitted storage and a sleek en-suite shower room, creating a luxurious and relaxing retreat.

En-Suite

8' 1" x 5' 2" (2.46m x 1.57m)

Gorgeous 3-piece en-suite which comprises of a large shower enclosure, wash hand basin & W.C – the room enjoys a lovely tile design and glazed windows.



Bedroom 2

11' 7" x 7' 9" (3.52m x 2.35m)

Bedroom 2 is a spacious and versatile double, perfect for any use to suit the buyer's needs. Styled to perfection, it boasts impeccable décor and lovely flooring, making it a stylish and comfortable space.

Bedroom 3

7' 11" x 7' 11" (2.42m x 2.41m)

Bedroom 3 is a fabulous-sized room with a striking decorative finish and a spacious layout. Enjoying lovely views over the surrounding development, it offers both style and comfort in equal measure.

Family Bathroom

7' 4" x 6' 5" (2.23m x 1.96m)

A striking family bathroom concludes the internal accommodation, and enjoys a lovely bathtub, wash basin & W.C – there are attractive wall coverings, pretty flooring and a window which floods the space with light.

Exterior

Externally, the property is accompanied by incredible gardens. To the front there is a pretty lawn, with appealing planting, and a multi-car driveway.

To the rear, there is a sprawling mature lawn, which has been bound by fencing for optimum privacy – there is also lovely patio areas – perfect for those sun worshippers!





Ground Floor



First Floor



RE/MAX Property

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