

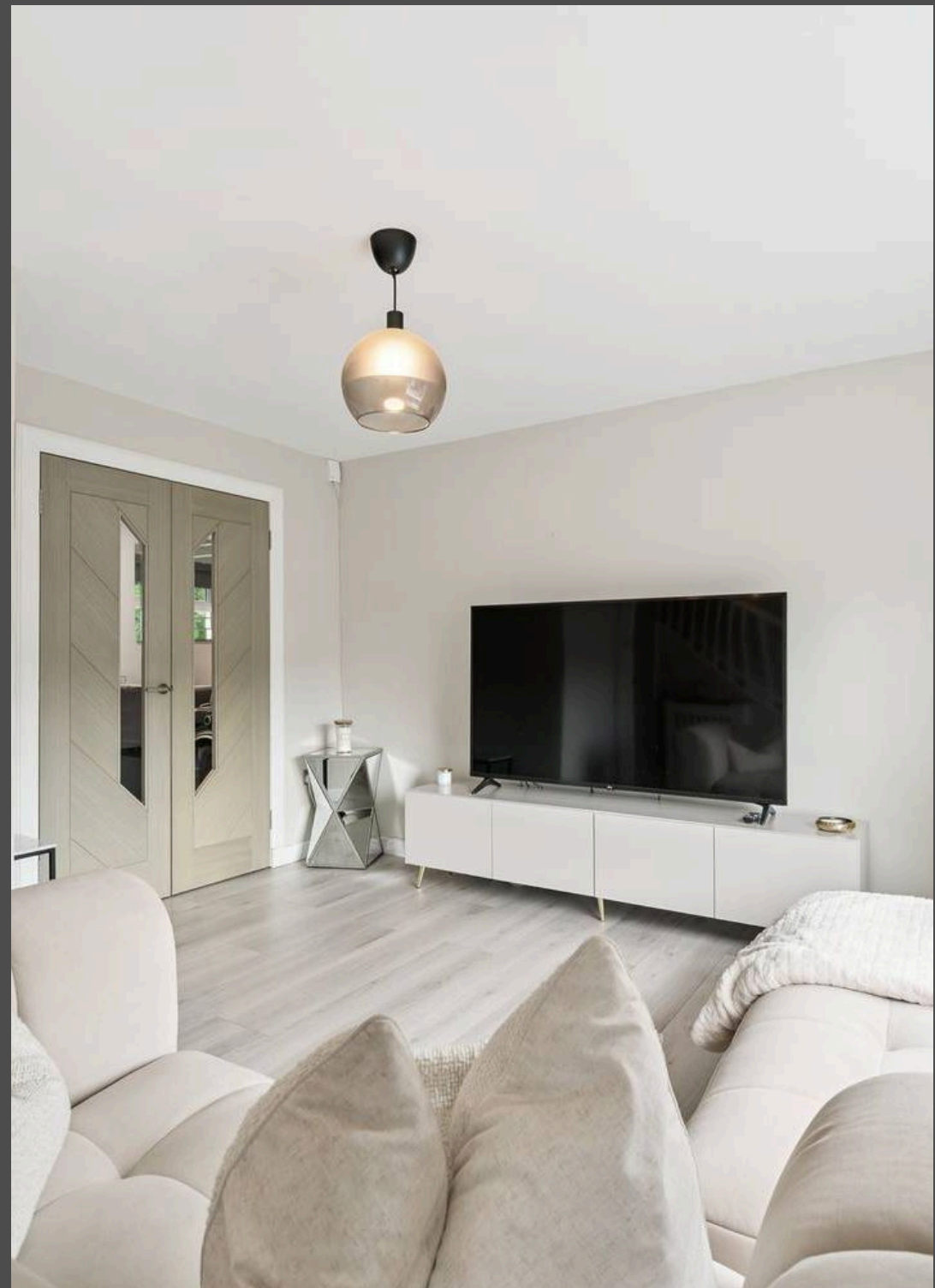


82 Thomson Grove

Uphall, Broxburn

Tucked away in a peaceful cul-de-sac in the ever-popular village of Uphall, this stunning three bedroom mid terrace home offers the perfect blend of contemporary style, high quality upgrades and everyday practicality. Immaculately maintained both inside and out, this beautifully finished property is ideal for first time buyers and growing families alike offering move in ready accommodation in an enviable setting. Step inside and instantly feel at home. The entrance opens into a sleek, modern open plan kitchen/diner that showcases exceptional taste and attention to detail. Boasting stylish cabinetry, complementary worktops, and high spec integrated appliances including an oven, hob and microwave. The kitchen also provides designated space for a large fridge/freezer, washing machine, and tumble dryer. Ample room for a family sized dining table makes this the heart of the home ideal for both everyday meals and entertaining.

Flowing seamlessly from the kitchen, the bright and inviting lounge benefits from a south facing aspect bathing the room in natural light and offering serene views over the private rear garden. Thoughtfully designed this space is perfect for relaxing with loved ones and features direct access to the garden for effortless indoor-outdoor living. A handy under stair storage cupboard completes the ground floor.



Upstairs the accommodation continues to impress. Two spacious double bedrooms each benefit from built in wardrobes creating a clutter free environment. A third bedroom offers flexible use as a nursery, playroom or an ideal home office perfect for today's hybrid working lifestyle. The stylish family shower room has been tastefully upgraded and features modern grey wet wall panelling, a sleek three piece suite including a luxurious mains powered rainfall shower with elegant chrome fittings.

Externally the home offers equally impressive outdoor living. The fully landscaped, south facing rear garden has been designed for enjoyment and low maintenance featuring a raised composite decked seating area, artificial grass and a gate to communal off street parking. A separate garden bar is available by negotiation – ideal for hosting summer gatherings.

The front of the property enjoys an open outlook with picturesque views over Uphall Community Woodland, a haven for walkers, families and nature lovers. King George V Park is just a short distance away, featuring a children's play area, football pitch, and dog walking path.

Uphall town centre is within walking distance offering local shops and amenities. Families will appreciate proximity to Uphall Primary School and Broxburn Academy both within easy reach. For commuters, Uphall Train Station is less than 1.5 miles away providing direct routes to both Edinburgh and Glasgow while regular bus services enhance connectivity. A short drive away, Broxburn offers an excellent range of everyday shopping including Aldi, B&M and Home Bargains, while Livingston with its renowned Designer Outlet and major retailers such as Asda and M&S expands the options even further.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

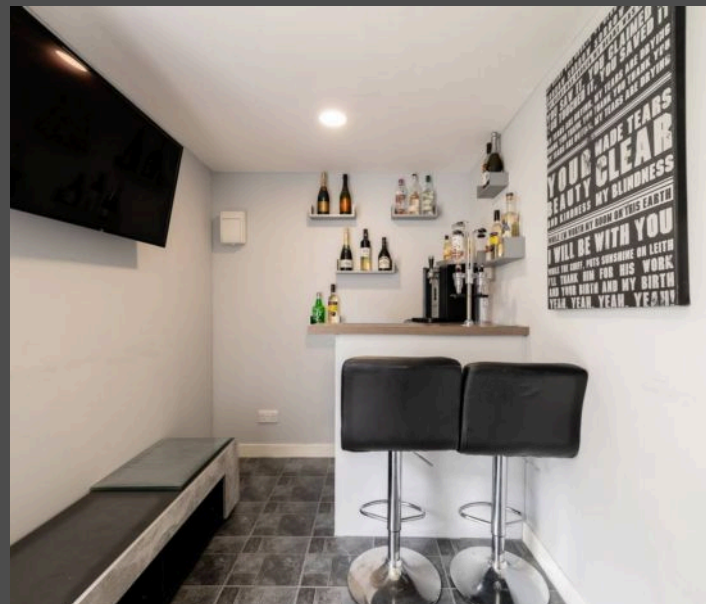


- Immaculately Presented Throughout
- Landscaped South Facing Rear Garden
- Open Outlook With Woodland Walks Nearby
- Off-Street Communal Parking
- Short Drive To A Range Of Amenities And Uphall Train Station
- No Onward Chain



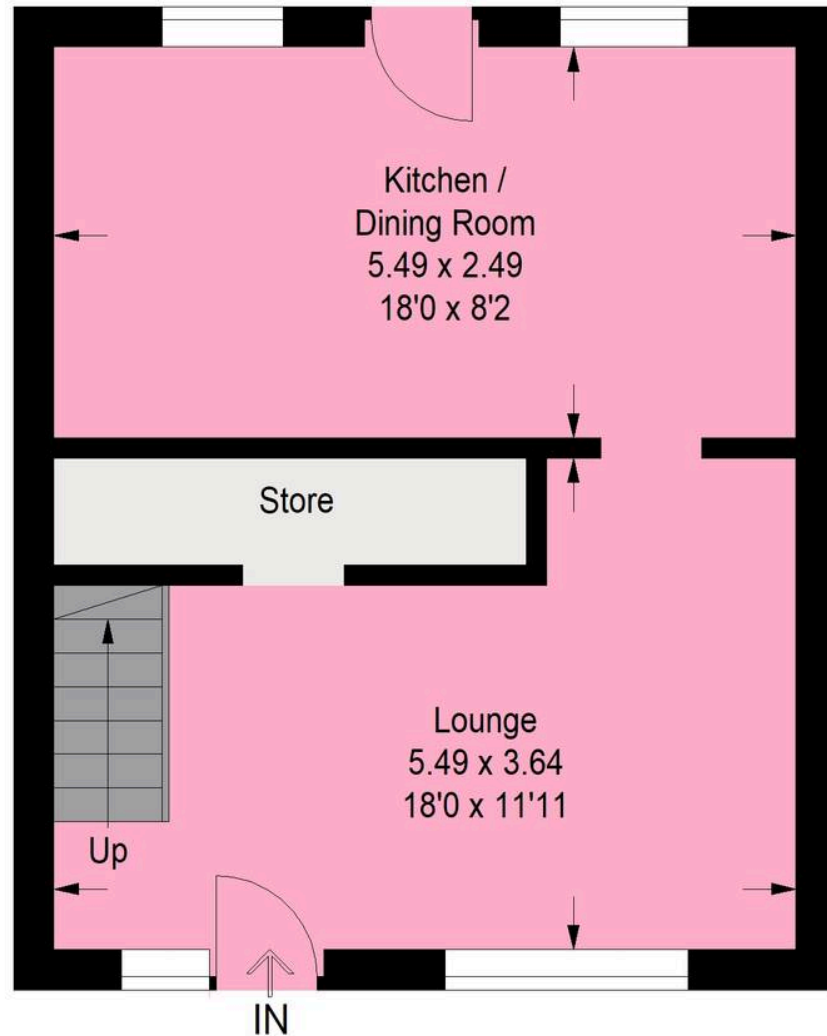
FRONT GARDEN

REAR GARDEN

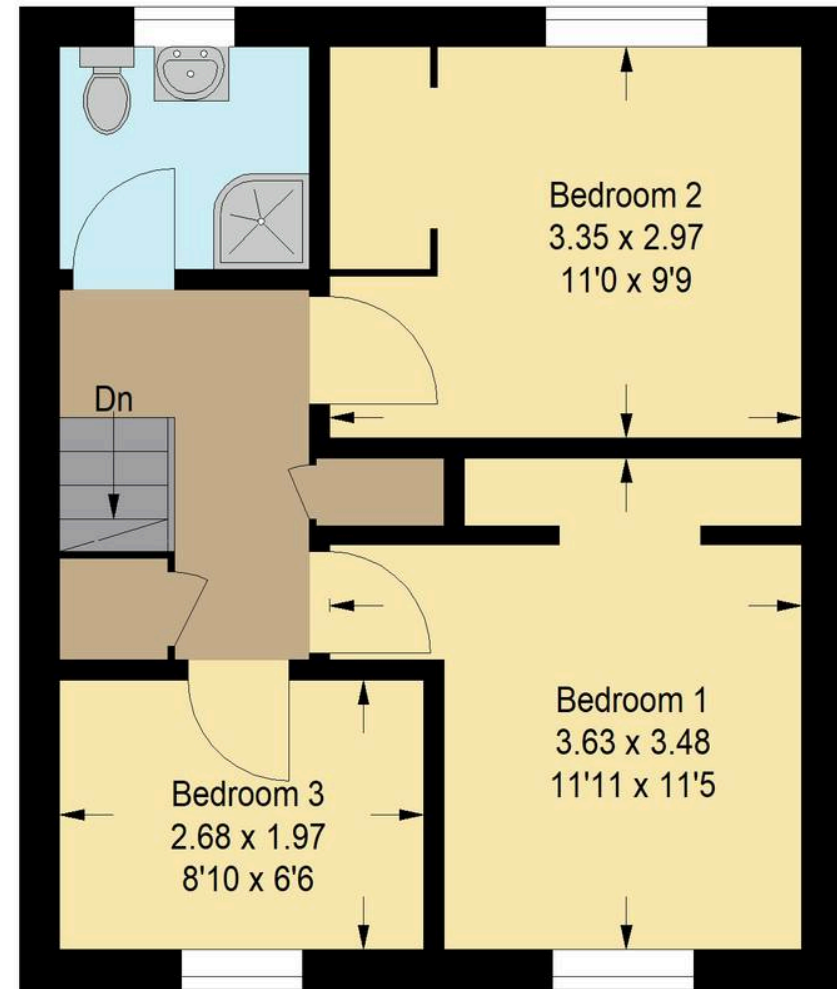




Approximate Gross Internal Area = 74.0 sq m / 796 sq ft



Ground Floor



First Floor



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