



44 Houstoun Gardens, Uphall

Offers Over £127,500





Uphall is a village in West Lothian. It is 13 miles from the West End of Edinburgh, 6 miles from Edinburgh Airport. Easy access to both Motorways M8 AND M9 Nearest railway station is Uphall Station providing links to Edinburgh, Livingston, Bathgate, Airdrie and Glasgow. Education, Uphall Primary School provides primary education for the community. While there are no facilities for secondary education in Uphall itself, Broxburn Academy serves as the closest secondary school. Community facilities, situated a short walk from Uphall The Strathbrock Partnership Centre is a local community facility that contains a medical centre, library, community museum and community centre. The local hospital is St John's Hospital at Howden Livingston. Uphall offers several grocery stores, a skatepark, football fields, golf course Uphall Golf Club, bowls club Middleton Hall and a selection of public houses and hotels including the Volunteer Arms, Dovehill Arms, Oatridge Hotel and Houstoun House Hotel.

This two-bedroom main door flat presents an excellent opportunity for buyers seeking a comfortable and well-presented home in a popular residential area. Offered to the market chain free, this property is ideal for those looking for a straightforward and efficient purchase process. The flat is set within a well-maintained development, enjoying a peaceful position and convenient access to local amenities, transport links, and reputable schools.

The accommodation is thoughtfully arranged, with a bright and spacious lounge forming the heart of the home. Large windows in the lounge not only allow an abundance of natural light to flood the space but also offer pleasant views



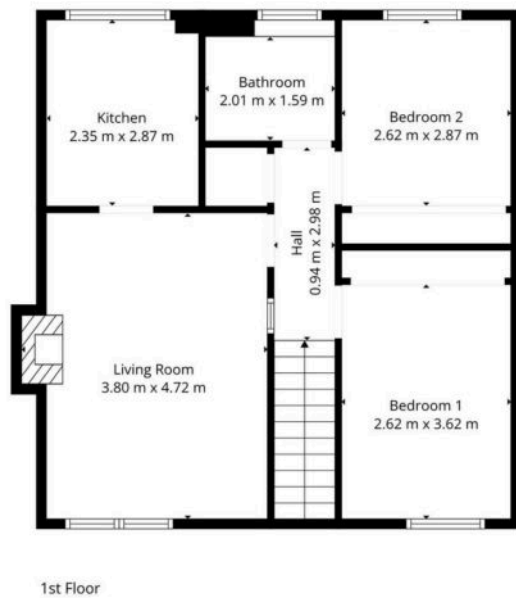
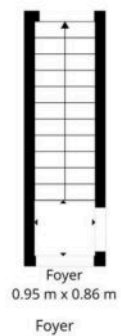
44 Houstoun Gardens

Uphall, Broxburn

- Two Bedroom Main Door Flat
- Chain Free Purchase
- Located Within A Popular Residential Area
- Bright And Spacious Lounge With Views Over The Pentlands
- Allocated Off Street Parking
- Two Double Bedrooms
- Good Range Of Storage Options
- Private Rear Garden

Chain-free two-bedroom flat in a popular area with spacious lounge, Pentland views, built-in storage, off-street parking, double glazing, and central heating. Close to amenities and schools.





TOTAL: 59 m2
BELOW GRADE: 3 m2, 1ST FLOOR: 56 m2
EXCLUDED AREAS: FIREPLACE: 1 m2, WALLS: 6 m2

Floor Plan Created By Cubicula App. Measurements Deemed Highly Reliable But Not Guaranteed.





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