



34 Craigengar Avenue, Uphall

Offers Over £405,000





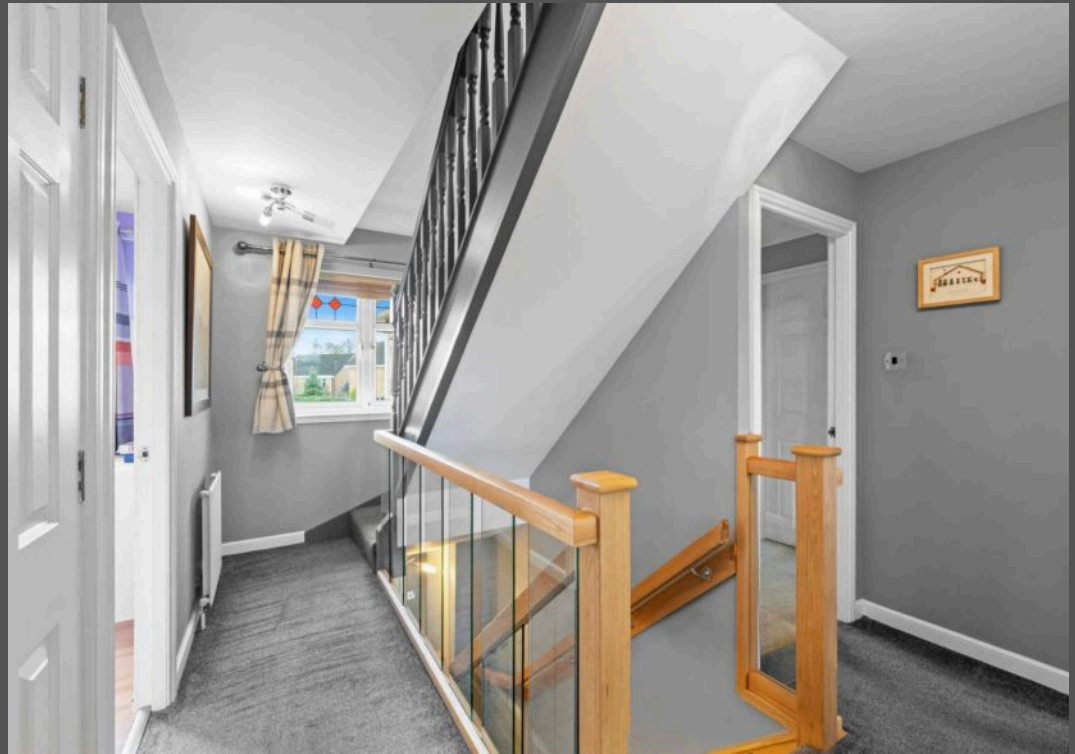
Uphall is a village in West Lothian. It is 13 miles from the West End of Edinburgh, 6 miles from Edinburgh Airport. Easy access to both Motorways M8 AND M9 Nearest railway station is Uphall Station providing links to Edinburgh, Livingston, Bathgate, Airdrie and Glasgow. Education, Uphall Primary School 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. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

This beautifully presented six bedroom detached house offers spacious and versatile accommodation, ideal for modern family living. Set within a highly desirable locale, the property spans three levels, providing flexible living options to suit a variety of needs. The heart of the home is the high gloss open plan kitchen and dining area, which features a stylish breakfasting island, perfect for both casual meals and entertaining. The rear facing living area benefits from a charming log burner,

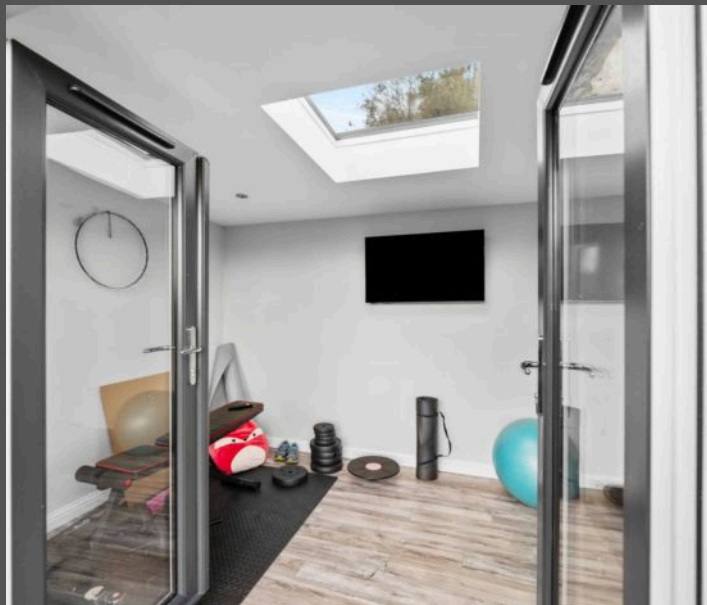


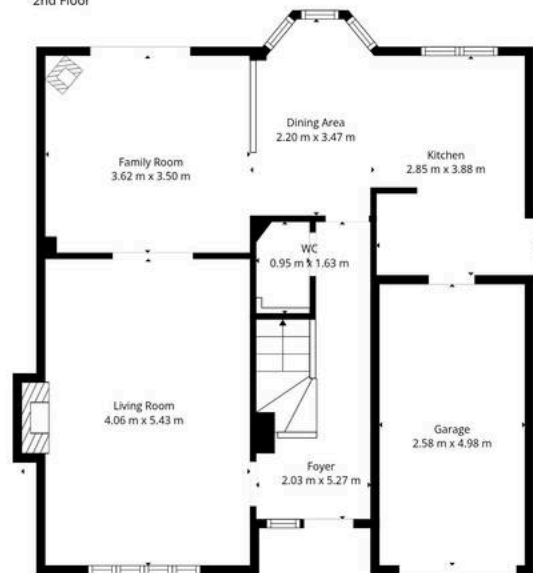
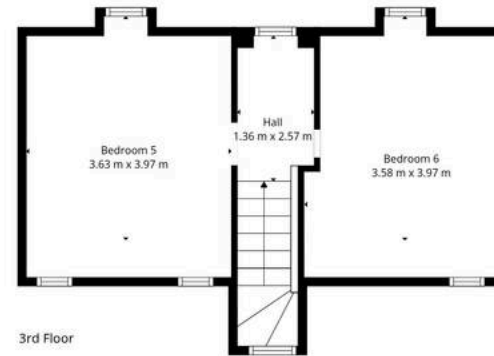
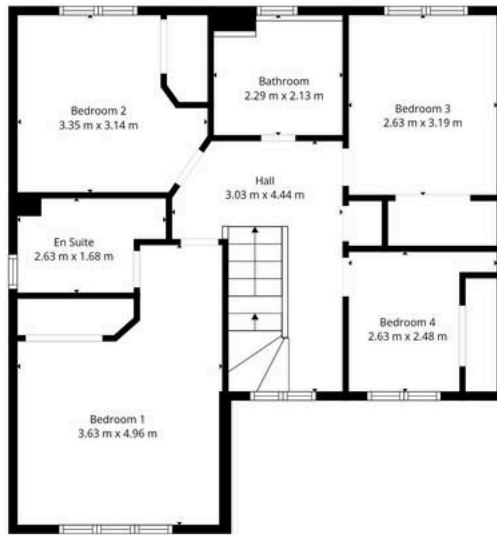


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TOTAL: 158 m2
 1st floor: 62 m2, 2nd floor: 65 m2, 3rd floor: 31 m2
 EXCLUDED AREAS: GARAGE: 13 m2, FIREPLACE: 1 m2, LOW CEILING: 8 m2,
 WALLS: 16 m2



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