



6 Birkdale Drive, Uphall

Guide Price £245,000

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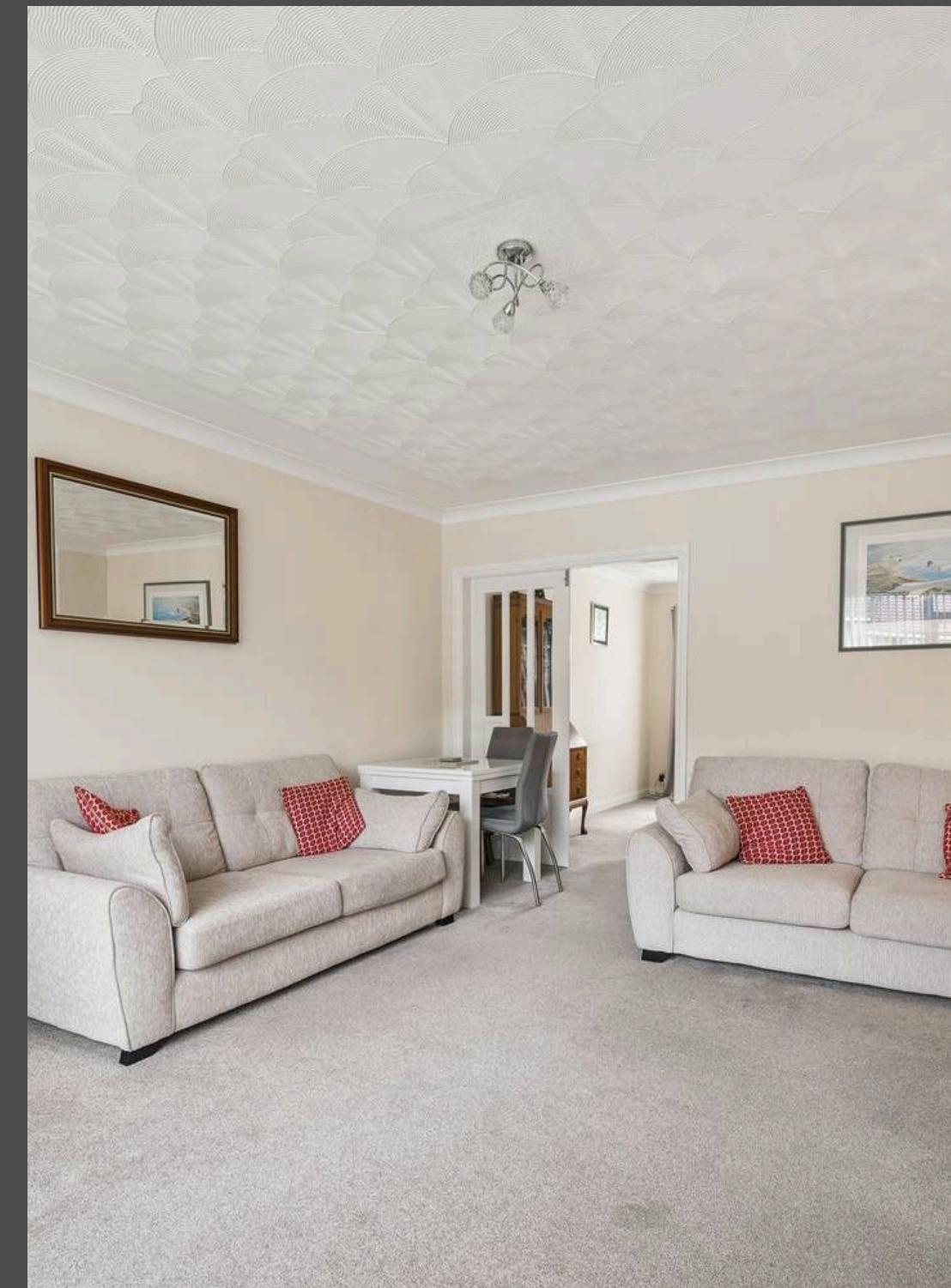
Uphall

Welcome to Birkdale Drive, a bright and beautifully cared for family home that has been lovingly owned by the same family for over 30 years. Now chain free and ready for its next chapter, this property offers space, versatility and plenty of opportunity for the next owners to truly make it their own.

Step inside and you are instantly struck by the light and openness of the entrance hallway, thanks to the large privacy window at the front which fills the space with natural light. Plush grey carpets sweep through the hall and up the staircase, adding warmth and continuity, while a handy under-stair storage cupboard keeps everyday essentials neatly tucked away.

To your left and stretching the full length of the property, the living and dining spaces offer a fantastic flow for modern family life. At the front, a generous living area is softly decorated in neutral tones and features a large picture window which bathes the room in sunlight. Elegant double doors open into the dining space, where dual aspect windows to both the front and rear make the room exceptionally bright, creating a perfect setting for a large family dining table. This clever layout allows for flexible use, whether you prefer a separate dining room or wish to open everything into one expansive living space, this home adapts effortlessly.

Flowing naturally from the dining area, the kitchen has been refreshed in recent years with sleek grey cabinetry, oak effect flooring and excellent storage options. Beyond, you'll find a convenient downstairs WC and shower room, thoughtfully added by the current owners. This area provides real versatility, with the potential to transform into a large family bathroom or even reconfigure as a dedicated utility space.



From the kitchen, a door opens onto the southwest facing garden, a true suntrap, offering sunshine from morning until late evening. Overlooking a quiet footpath, this outdoor space feels private and peaceful, perfect for enjoying family barbecues, summer evenings or simply relaxing with a book. A detached garage provides fantastic storage options, while the mono blocked driveway comfortably accommodates up to four cars.

Upstairs, the sense of space continues with three generous bedrooms and a well proportioned family bathroom. The bathroom was extended over ten years ago, creating a large and versatile room that could easily be transformed into a luxurious retreat. Currently fitted with a bath and overhead shower, the space is finished with glossy neutral tiles and feels bright and practical.

The principal bedroom is a wonderful retreat, currently accommodating a king size bed while still offering ample room for additional furnishings. Built-in mirrored wardrobes provide excellent storage, while the large window, stretching almost the length of the wall, floods the room with natural light and enhances the sense of space. Bedroom two is another generous double, currently styled as a second lounge and also benefits from fitted wardrobes. Bedroom three, too, offers space for a double bed and furniture, making it a versatile room for children, guests or even a stylish home office.



A soft grey neutral palette continues throughout the upper level, giving the entire floor a calm and cohesive feel, while offering a blank canvas for the next owners to personalise.

Birkdale Drive is set within a popular residential pocket of Uphall, perfectly placed for convenience.

Uphall Station is just a 25 minute walk or 5 minute drive away with direct trains to both Edinburgh & Glasgow with connections to Edinburgh Waverley in as little as 19 minutes making this home ideal for commuters, 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.

Uphall Primary School and Broxburn Academy are both within easy reach, while Edinburgh Airport is just 20 minutes away by car. For dining and leisure, The Oatridge Hotel on the main street is just a 5 minute walk and offers food, drinks and a welcoming local atmosphere.

With its generous proportions, sun filled rooms and flexible layout, Birkdale Drive is a home filled with potential, ready to be loved by its next owners as much as it has been for the past three decades.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Chain free family home, lovingly owned by the same family for over 30 years
- Spacious lounge and dining room with flexible open plan or separate living options
- Three generous bedrooms, all with space for double beds, two with fitted wardrobes
- Detached garage and monoblocked driveway for up to four cars
- Sun filled southwest facing garden

Driveway

2 Parking Spaces

Driveway

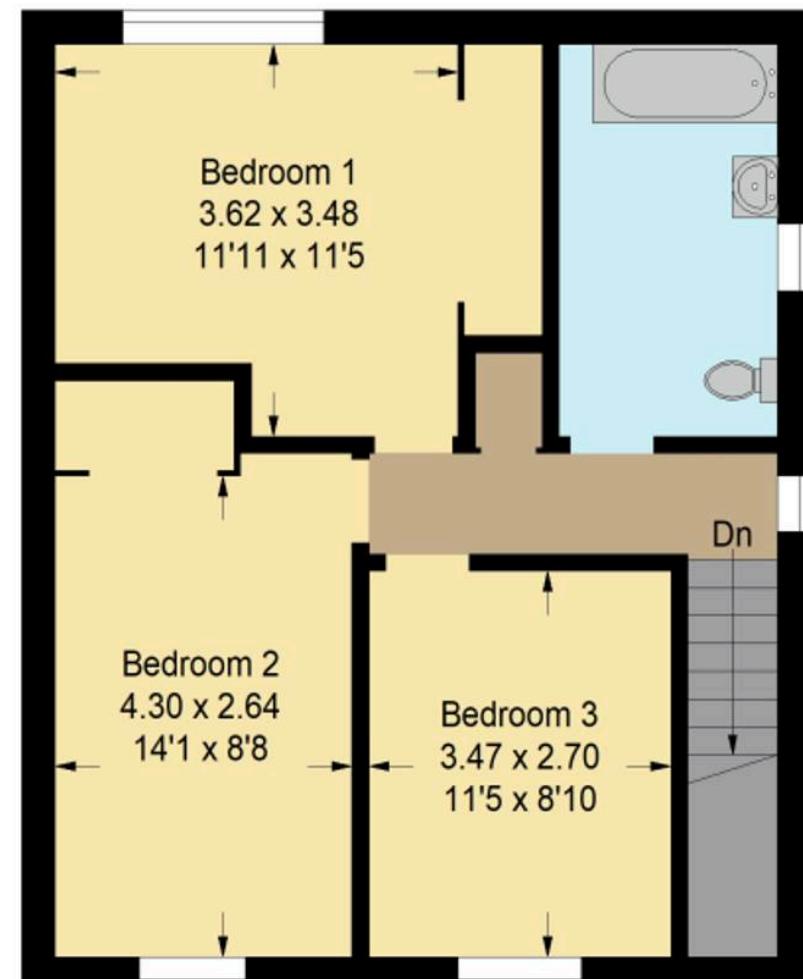
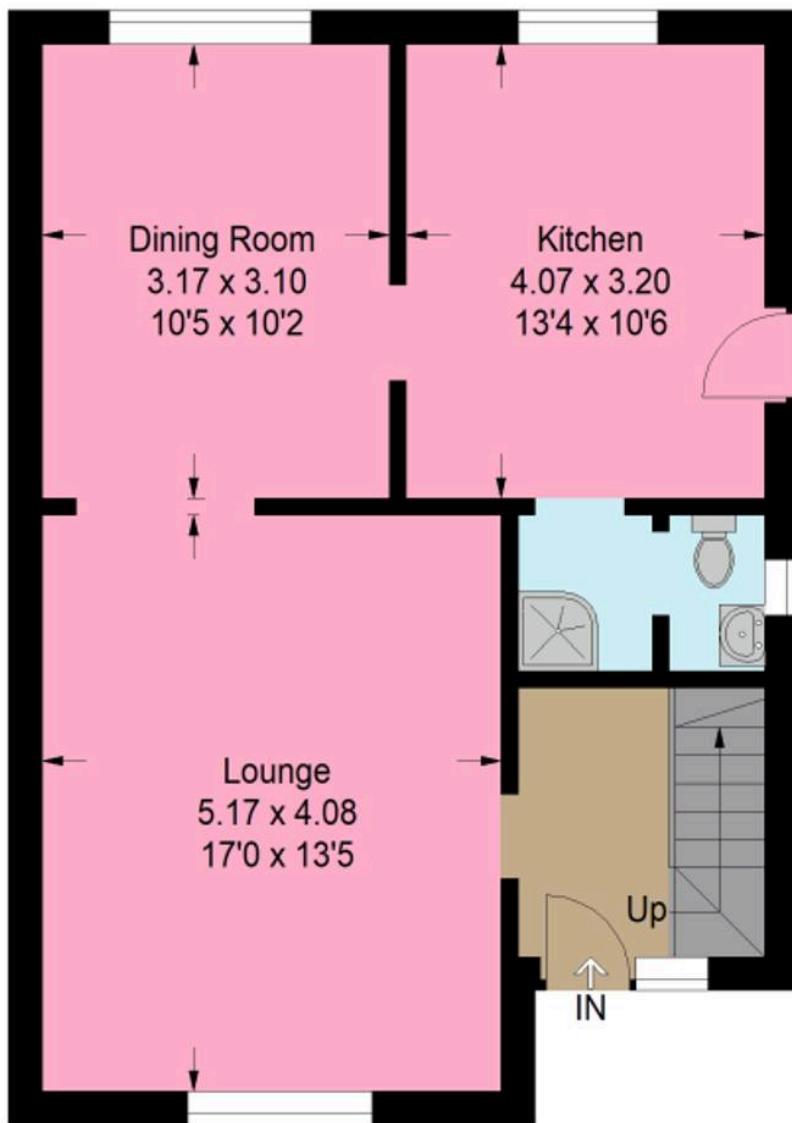
2 Parking Spaces

Front Garden & Rear Garden





Approximate Gross Internal Area = 110.4 sq m / 1188 sq ft





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