



**RE/MAX**  
Property

**23 Houstoun Gardens, Uphall**  
Offers Over £174,999



**Derrick Mooney & RE/MAX Property** welcomes you to this beautiful two bedroom semi-detached house, perfectly positioned in a sought after location and ideal for first time buyers, young couples or anyone looking for a move-in ready home. Step inside to find a bright and airy living space with neutral decor throughout, making it easy to put your own stamp on things. The modern kitchen offers plenty of cupboard space and leads through to the kitchen/diner. Upstairs, you'll find two generous bedrooms, both well presented and filled with natural light, as well as a stylish family bathroom. There's a large private driveway at the front, providing off street parking for multiple vehicles. Also has the benefit of a large fully enclosed rear garden. The property is within walking distance to local amenities, so you'll have shops, cafes and schools close by, plus Uphall Station train station is just a short stroll away, making commuting into Edinburgh or Glasgow a breeze. This home is ready for you to move straight in and start enjoying everything the area has to offer.

Freehold Property.

Factor Fees: N/A.

Council Tax Band: C.

EPC: C.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Uphall boasts a great selection of local amenities, including independent shops, restaurants, and a popular butcher. Nearby Broxburn adds even more convenience, offering additional shopping options and leisure facilities such as a sports centre. The area is well served for families, with both primary and secondary schooling available. Livingston is just a short drive away, providing extensive retail opportunities at The Centre and the Designer Outlet. Ideal for commuters, the location offers easy access to the central Scotland motorway network, Uphall Train Station is within walking distance and Edinburgh Airport can be reached in minutes by car.

## Lounge

15' 0" x 10' 6" (4.57m x 3.21m)

A generously proportioned lounge featuring a plush grey carpet and a large front-facing window that floods the room with natural light, creating a bright and welcoming atmosphere. The space flows seamlessly through to the kitchen/diner, making it ideal for both everyday living and entertaining.

## Kitchen/Diner

13' 6" x 8' 5" (4.11m x 2.56m)

A modern kitchen/diner finished with durable vinyl flooring and offering an excellent range of base and wall units for ample storage. The space is well equipped with a stainless steel sink, mixer tap, an electric hob and is enhanced by a large window overlooking the fully enclosed rear garden, providing plenty of natural light and a pleasant outlook.

## Double Bedroom

11' 9" x 8' 4" (3.58m x 2.53m)

A generously sized double bedroom presented in neutral décor, featuring a soft grey carpet and a window overlooking the rear garden. The room further benefits from a double mirrored wardrobe, providing excellent storage while enhancing the sense of space and light.

## Bathroom

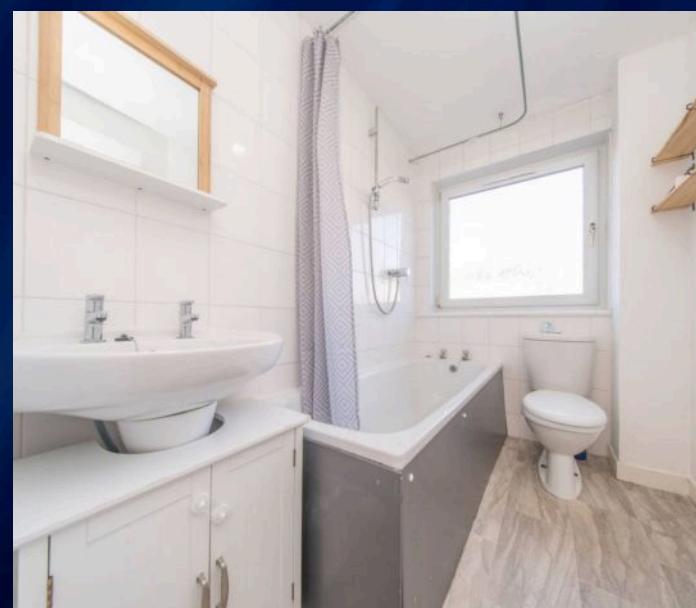
8' 0" x 5' 1" (2.45m x 1.55m)

A well-appointed bathroom comprising a WC, wash hand basin set within a vanity unit, and a bath with an overhead shower. The room is finished with partially tiled white wall tiles and practical vinyl flooring, creating a clean, bright, and easy-to-maintain space.

## Double Bedroom

10' 7" x 9' 5" (3.22m x 2.88m)

Generous double bedroom neutral decor, carpeted flooring, large internal cupboard and a front facing window overlooking the garden and private driveway.





REMAX  
PROPERTY

GROSS INTERNAL AREA  
FLOOR 1 31.9 m<sup>2</sup> FLOOR 2 30.1 m<sup>2</sup>  
TOTAL : 62.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport®



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 31.9 m<sup>2</sup> FLOOR 2 30.1 m<sup>2</sup>  
TOTAL : 62.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport®



# RE/MAX Property

Remax Property, Remax House - EH54 6TS

01506 418555 • [livingston@remax-scotland.homes](mailto:livingston@remax-scotland.homes)

[www.remax-scotland.net/estate-agents/livingston/property-for-sale/property/any-bed/all-location](http://www.remax-scotland.net/estate-agents/livingston/property-for-sale/property/any-bed/all-location)



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.

Covered by Consumer Protection from Unfair Trading Regulations 2008.