



68 Thomson Grove, Uphall
Offers Over £180,000





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.

This well presented three bedroom house is offered in move in condition, providing an excellent opportunity for families or professionals seeking a stylish and comfortable home. The property features three generously sized double bedrooms, each offering ample space for furnishings and storage, ensuring versatility to suit various needs. The bright and spacious lounge area benefits from a large picture window, allowing natural light to flood the room and create a welcoming atmosphere for relaxing or entertaining guests. The modern high gloss kitchen is thoughtfully designed with contemporary fittings and integrated appliances, providing both functionality and a sleek aesthetic. Adjacent to the kitchen, the well

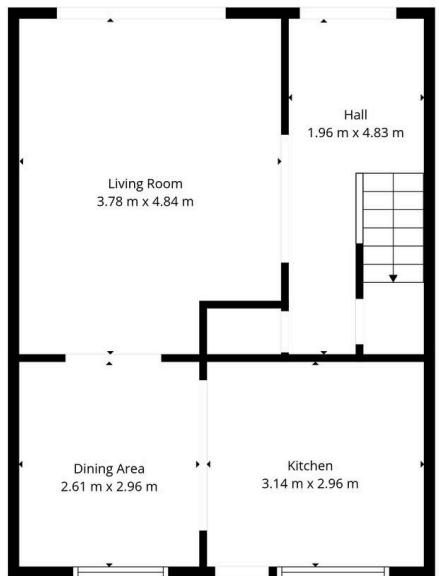


68 Thomson Grove

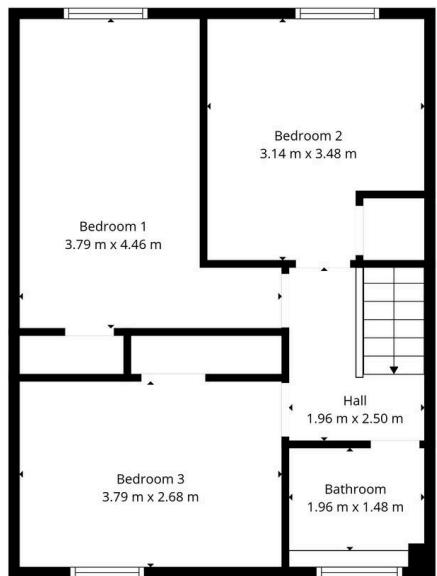
Uphall, Broxburn

- Well Presented, Move In Condition Three Bedroom House
- Three Double Bedrooms
- Bright And Spacious Lounge Area With Picture Window
- Modern High Gloss Kitchen
- Well Appointed Dining Area
- Contemporary Bathroom
- Fully Enclosed Rear Garden With Composite Decking
- Storage Options Throughout
- Patio Doors Leading To Rear Garden
- Short Drive To Uphall Train Station & Schooling

Stylish three bed house with spacious lounge, modern kitchen, dining area, garden access and luxury bathroom. Close to Uphall Station and schools. Ideal for families or professionals.



Ground Floor



1st Floor

TOTAL: 92 m²
GROUND FLOOR: 46 m², 1ST FLOOR: 46 m²
EXCLUDED AREAS: WALLS: 9 m²

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





KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

