



3 James Young Avenue, Uphall Station

Offers Over £300,000

3 James Young Avenue

Uphall Station

Welcome to James Young Avenue, a beautifully presented three bedroom detached house with garage, forming part of a highly sought after, new and exciting development in Uphall Station. Owned since new, this impressive home immediately reflects the care, pride and meticulous attention that has gone into maintaining and styling the property.

Stepping inside, you are welcomed by a bright and inviting hallway which sets the tone for the rest of the home. Contemporary wood effect flooring runs throughout the ground floor, creating a seamless flow between spaces while adding both warmth and practicality. The sense of light and space is evident from the outset, offering an instantly appealing first impression.

Positioned to the right hand side at the front of the home is the stylish kitchen dining area, wonderfully functional and sociable hub of the home. The kitchen is thoughtfully designed with an excellent range of modern cabinetry, delivering abundant storage alongside generous worktop preparation space. Integrated appliances are neatly incorporated, maintaining the sleek, uncluttered aesthetic. There is ample room for a dining table, making this an ideal setting for everyday family meals, morning coffee or entertaining friends and guests. The neutral colour palette enhances the bright, contemporary feel of the space.

Continuing through the hallway toward the rear, you will find the conveniently located downstairs WC, beautifully finished in crisp, neutral tones. Adjacent to this lies a highly practical under the stairs storage cupboard, a valuable addition for coats, shoes, cleaning appliances or general household storage.

To the back of the property sits the elegant lounge, accessed via an internal door complemented by a glazed side panel, a subtle yet striking architectural feature. This glazed section allows natural light to filter effortlessly between rooms, enhancing the airy ambience and sense of openness. The lounge itself is generously proportioned, offering a fantastic balance of comfort and style. Decorated in calming neutral tones, it provides an immaculate blank canvas ready for the next owners to make their own. Patio doors draw the eye outward and lead directly into the southwest facing rear garden.



Externally, the garden has been designed for both enjoyment and ease of maintenance, featuring a well kept lawn alongside a patio seating area. Thanks to its favourable southwest orientation, the space enjoys sunlight throughout the day and into the evening, creating a wonderful sun trap perfect for outdoor dining, relaxing or socialising. Importantly, the garden benefits from a pleasing degree of privacy and is not heavily overlooked by neighbouring properties.

Ascending the staircase, plush grey carpeting adds a sense of softness and luxury underfoot, continuing throughout the upper level. The first floor offers a well balanced layout ideal for modern family living.

Bedroom two is positioned to the left at the top of the stairs, a fantastic double room currently utilised as a combination of spare bedroom and home office. Built in mirrored wardrobes enhance both storage capacity and the feeling of space by reflecting natural light.

Centrally located along the hallway is the family bathroom, beautifully appointed with full height textured tiling that adds depth and visual interest. The suite comprises a bath with overhead shower, WC and wash hand basin, all finished in a fresh, contemporary style. The neutral tones and subtle textures create a calm and relaxing environment.

Towards the front of the home, bedroom three offers another generous double bedroom, complete with mirrored wardrobes and ample floor space for additional furnishings such as drawers or a desk.



Across the hallway lies the impressive principal bedroom suite. This spacious retreat comfortably accommodates a king size bed and additional furniture, while a particularly attractive design feature leads you through a dedicated wardrobe corridor. Here, smoked glass mirrored wardrobes line both sides, creating a boutique style transition space that feels both luxurious and highly functional. This area flows seamlessly into the en-suite shower room, which is generously sized and fitted with a modern double shower, contemporary sanitaryware and stylish neutral textured tiling.

Uphall Station remains one of West Lothian's most desirable residential areas, prized for its outstanding commuter links and growing community atmosphere. A standout feature of this development is the exclusive residents' community hub, available for free private hire with usage covered by the factor fees. This fantastic facility provides a wonderful venue for birthday celebrations, gatherings and private events, while also hosting frequent baby and toddler groups on a weekly basis, fostering a genuine sense of connection and neighbourhood spirit.

The property is ideally placed for access to Uphall Station railway station, offering regular services to Edinburgh and Glasgow, making it perfect for commuters. The nearby M8 motorway further enhances connectivity across the central belt. Excellent local schooling options are available, and a wide range of retail, leisure and dining amenities can be found within easy reach, particularly in Livingston.



For those who appreciate nature, Almondell Country Park is just a short distance away, offering scenic walking trails and a fantastic space for family outings or leisurely strolls.

Home Report Value- £320,000

EPC - B

Council Tax Band - E

Square Ft- /100m2

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Driveway

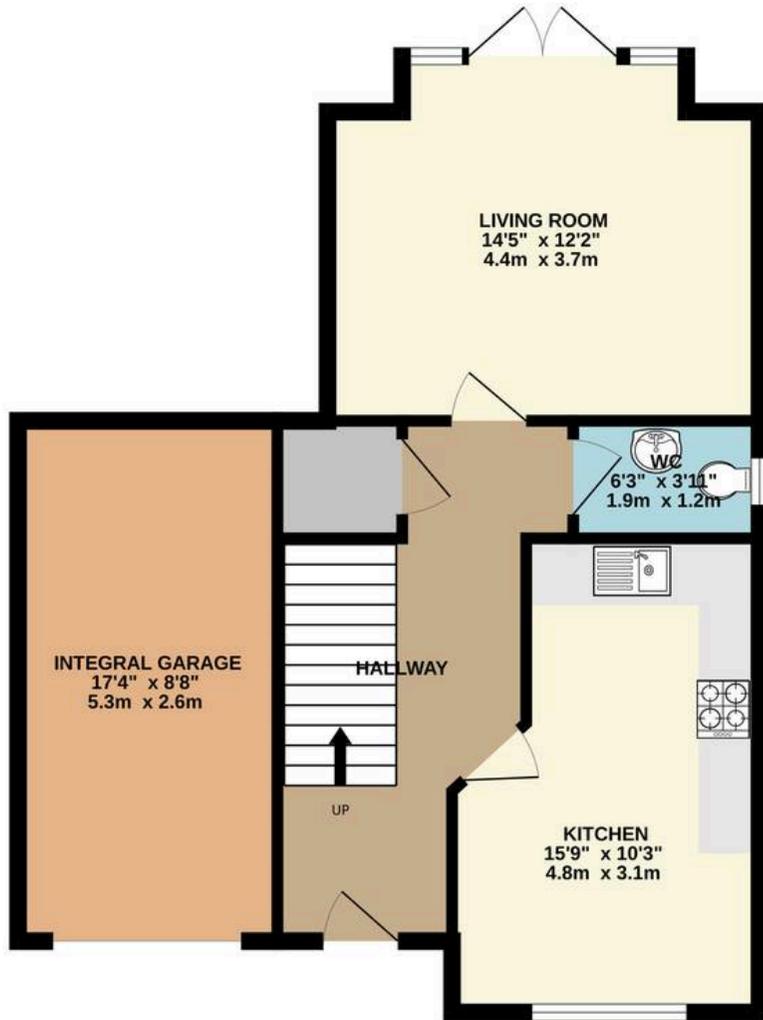
2 Parking Spaces

- Beautifully Presented Three Bedroom Detached Home With Garage
- Immaculate Move In Condition
- Stylish Kitchen Dining Area With Integrated Appliances
- Three Double Bedrooms All With Built In Storage
- Southwest Facing Rear Garden With Lawn And Patio Seating Area
- Access To Community Hub
- Close Proximity To Uphall Station Railway Station, M8 Motorway, And Excellent Local Amenities

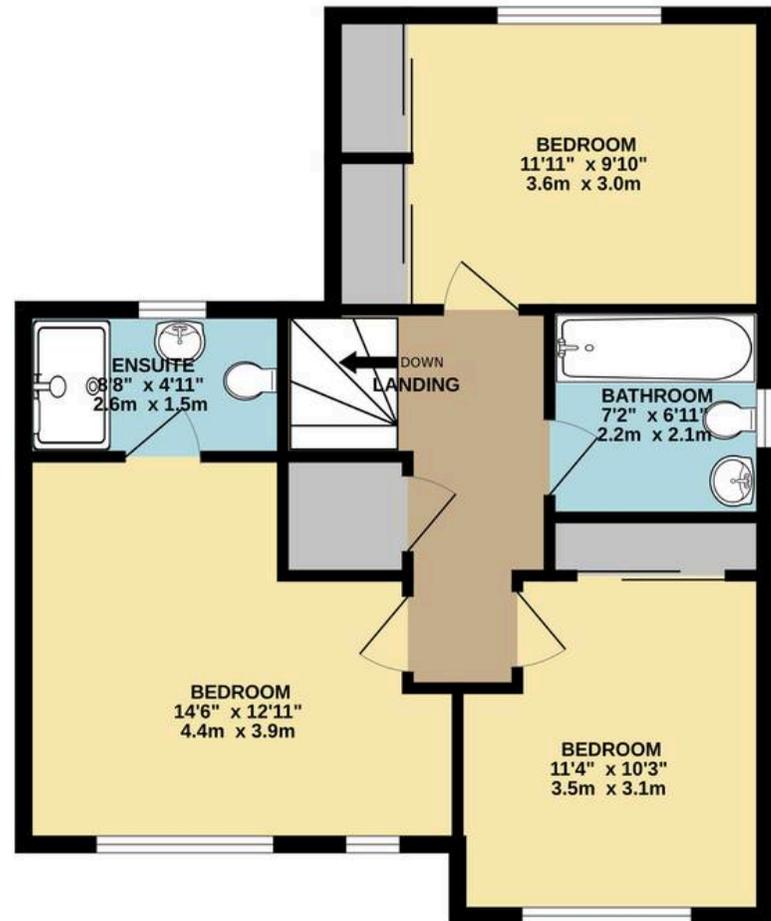




GROUND FLOOR



1ST FLOOR



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