



114 Loaninghill Road, Uphall, Broxburn, West Lothian, EH52 5SU

Light & Beautifully-Presented, Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Light and beautifully-presented, three-bedroom, semi-detached home with gardens and a driveway. Set in a quiet cul-de-sac, in an established residential area of Uphall, West Lothian.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, an en-suite shower room, a family bathroom and a ground floor WC.

Highlights include a stylish fitted kitchen and bathroom suites, with contemporary flooring, lighting and decor. In addition, there is HIVE gas central heating, double glazing, and good-storage including a loft space.

A good-sized plot has a lawn and driveway to the front; whilst the enclosed rear garden includes a lawn, a store shed and patio areas. The development provides additional visitor parking bays and maintained communal grounds, with the property adjacent woodland to the rear.

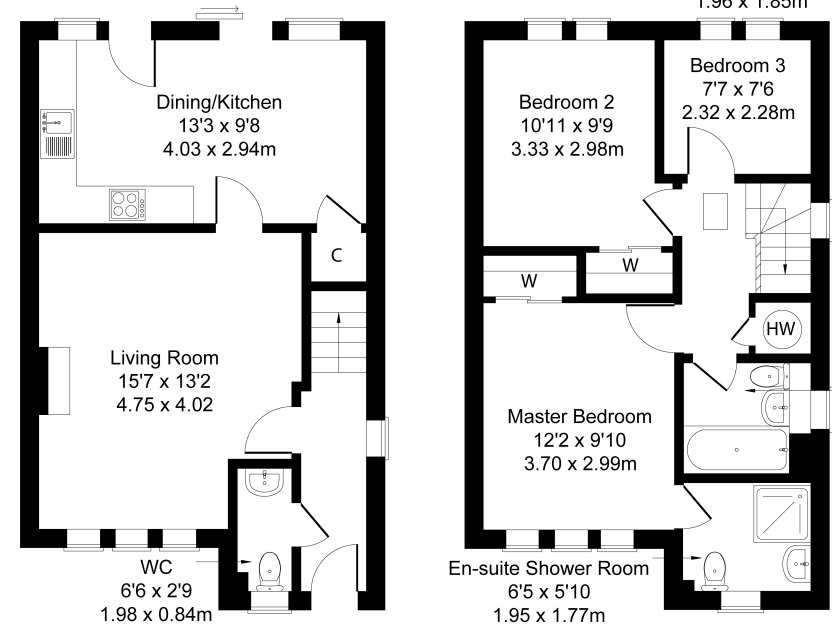
A welcoming hall affords access to the carpeted stairs leading to the upper hall and a convenient WC. Set to the front, a spacious living room features wood effect flooring, a central light fitting, a fireplace and ample space for lounge furniture. Set off the lounge, a stylish kitchen has garden access, a built in cupboard, space for dining, and modern units including wood effect worktops, a splashback surround, a sink with a drainer and a spray-pull tap, an integrated oven and a five ring gas hob, and a freestanding fridge/freezer and washing machine.

On the upper floor, a generous master bedroom is set to the front, tastefully finished, with carpeted flooring, a built-in wardrobe with mirror sliding doors and a modern en-suite shower room. Two further well-finished bedrooms are set to the rear, with wood-effect flooring, with bedroom two also including a built in wardrobe with mirror sliding doors. Completing the accommodation, a family-size bathroom is fitted with a modern three-piece suite and tiled splash areas.



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Approximate Gross Internal Area: (926 sq ft - 86 sq m.)



Ground Floor

First Floor

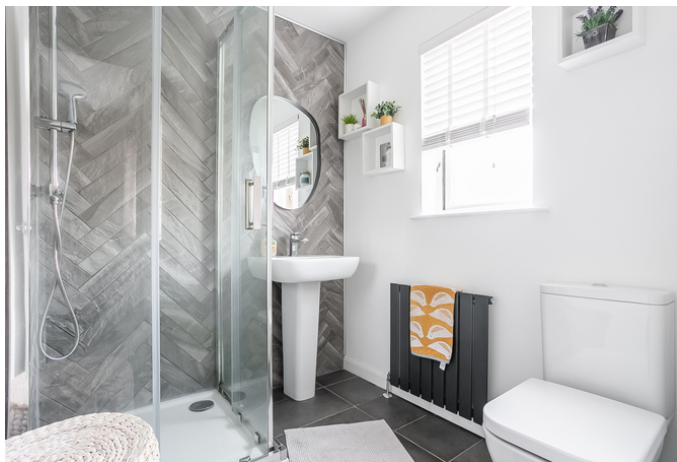
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Uphall is a popular commuter town, in a conurbation with Broxburn, located 14 miles west of Edinburgh, with a traditional stone-built village centre, combined with modern residential developments. Local shopping and amenities are available along the main street A899, whilst Edinburgh's Gyle and Livingston retail centres offer major high-street names. Uphall Primary School offers primary education, while Broxburn has four

schools including Broxburn Primary, Kirkhill Primary, St. Nicholas Roman Catholic Primary and the highly regarded Broxburn Academy. Regular bus services are available for travel throughout the area with direct road links to Edinburgh, Livingston, Linlithgow and Edinburgh Airport. Uphall railway station provides rail connections to Edinburgh, Livingston and Glasgow.





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