



## 5 Binney Gardens, Uphall Station, Livingston, West Lothian, EH54 5FN

Beautifully Presented, Three-Bedroom, Semi-Detached Home with Garden, Driveway & Garage

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# Property Description

Beautifully presented, south-facing, three-bedroom semi-detached home, with gardens, a driveway and a garage. Located in a growing, factored residential development, in the popular Uphall Station area of Livingston, West Lothian.

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

Ready-to-move-in, highlights include a modern fitted kitchen, stylish bathroom suites, and continuous quality flooring for the ground floor.

With light neutral decor throughout, further features include gas central heating, double glazing, solar panels, and good storage provision throughout including built-in wardrobes for all 3 bedrooms.

Externally, the property benefits from a mono-blocked driveway with a garage featuring power and lighting to the front; whilst an enclosed rear garden has a lawn and patio.

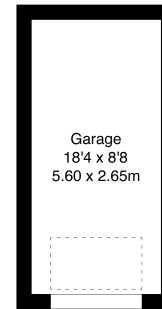
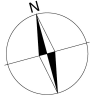
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and throughout the ground floor, including a convenient WC; and features wood-effect flooring continuing into the public rooms and superb storage, with three built-in cupboards. A spacious living room has a dual aspect allowing plentiful natural light, a wall-mount TV point, a contemporary central light, and patio doors leading to the rear garden. Set on the other side, also with a dual aspect, a stylish kitchen offers space for dining and patio doors with further garden access. Modern fitted units include stone effect worktops with matching upstands, a sink with a drainer; and an integrated eye-level oven, gas hob, and fridge/freezer.

On the upper floor, a tastefully finished master bedroom has a rear-facing window, with an en-suite shower to the front, and includes a built-in wardrobe with mirrored doors and carpeted flooring. Two further carpeted bedrooms are set to opposite aspects, similarly well-sized and finished, with built-in wardrobes. Completing the accommodation, a stylish bathroom is fitted with a modern three-piece suite including a shower over the bath and tiled splash walls.

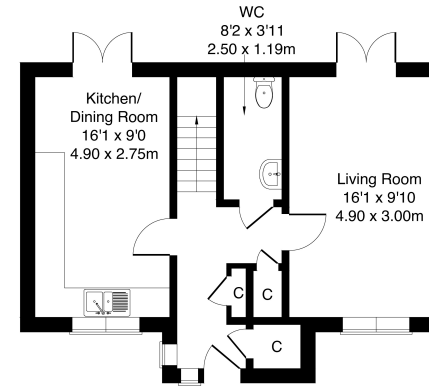


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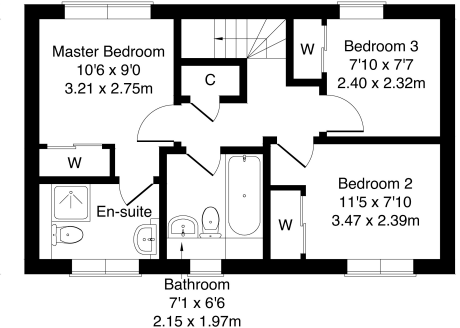
Approximate Gross Internal Area: (1055 sq ft - 98 sq m.)



Garage



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 Station is a popular, well-connected village that serves as an excellent West Lothian commuter base for Livingston, Edinburgh and Glasgow. A range of local shopping and amenities are available, whilst major retail centres at Edinburgh Gyle and Livingston offer major high-street names. Uphall Primary School provides primary education, whilst Broxburn has four

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 Livingston, Edinburgh and Glasgow.







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## Head Office

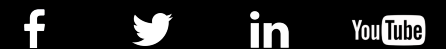
6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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