



29 Nettlehill Drive, Uphall Station, Livingston, West Lothian, EH54 5PR

Light & Tastefully Presented, Three-Bedroom, End-Terrace Family Home with Gardens & Driveway

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove[®] Zoopla
find your happy

Property Description

Light and tastefully presented, three-bedroom, end-terrace family home with gardens and a driveway. Set in a quiet and established residential area of Uphall Station, near Broxburn and Livingston, West Lothian.

Comprises an entrance hall, living/dining room, kitchen, rear hall, three flexible double bedrooms, and a wet-room style bathroom.

Highlights include well-proportioned room sizes, a fitted kitchen with appliances, contemporary flooring, gas central heating and double glazing.

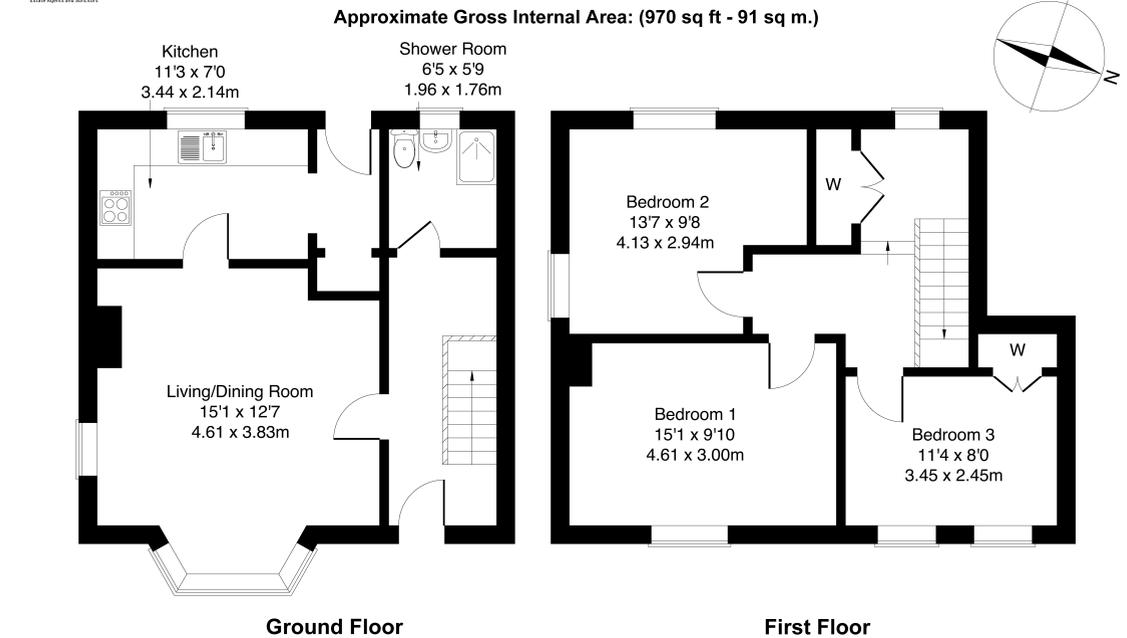
Ready to move in - it has excellent natural light and bright neutral decor, good storage (including a generous loft space), and a large garden shed. To the front is a mono-blocked multi-car driveway with an EV charger, while the south-facing private rear garden includes a lawn, patios, gravel landscaping, a greenhouse and shed.

The welcoming entrance provides direct access to the staircase and flows effortlessly through to all ground-floor rooms, creating a practical and inviting first impression. The living room is a bright and comfortable space, featuring stylish wood-effect flooring, a central light fitting and an attractive bay window that allows an abundance of natural light to pour in. There is ample space for both seating and additional furnishings, making it an ideal area for relaxing or entertaining. Accessed via the living room, the modern fitted kitchen is well-presented and functional, offering tiled-effect flooring, wood-effect worktops, a tiled splashback, inset spotlighting and a sink with drainer. Integrated appliances include a double oven and an electric hob with a canopy extractor above, with additional space available for further appliances if required.

On the first floor, a built-in storage cupboard on the landing provides convenient space before leading into the bedrooms. Bedroom one is a generously sized double room, complete with soft carpeted flooring and a central light fitting, offering plenty of room for wardrobes and additional furniture. Bedrooms two and three are also well-proportioned and carpeted, making them suitable as further bedrooms, a home office or guest space. Bedroom three benefits from a built-in wardrobe, adding useful storage while maximising floor space. Completing the property is the shower room, finished with practical safety vinyl flooring, inset spotlighting and a tiled splashback surround, creating a clean and low-maintenance space.

The Living Room & Bedroom One have been virtually staged with our compliments.

mov⁸ REAL ESTATE 29 Nettlehill Drive, Uphall Station, Livingston, EH54 5PR



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 well-connected village, ideal for commuters to Livingston, Edinburgh and Glasgow. The village offers a range of local shopping and amenities, while major retail centres at Edinburgh Gyle and Livingston provide a wide selection of high-street names. Uphall Primary School caters for primary education, with secondary schooling available at Broxburn Academy and other local schools in Broxburn, including Broxburn Primary,

Kirkhill Primary and St. Nicholas Roman Catholic Primary. The village is well served by regular bus services and offers direct road links to Edinburgh, Livingston, Linlithgow and Edinburgh Airport. Uphall railway station is approximately a 5-minute walk away and provides convenient rail connections to Livingston, with direct links to Edinburgh and Glasgow city centres.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

