



18 Snibble Gardens, Uphall Station, Livingston, West Lothian, EH54 5FL

Tastefully Presented, Two-Bedroom, Corner-Aspect, Ground Floor Flat with Balcony

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Property Description

Set within a modern, well-maintained development in the sought-after Uphall Station area near Livingston, this bright and spacious two-bedroom ground-floor flat offers stylish living with the added benefits of a private balcony and allocated parking.

Comprises an entrance hallway, open-plan living/dining room and kitchen, two double bedrooms, an en-suite shower and a bathroom.

Highlights include a stylish kitchen with SMEG integrated appliances and generous bathrooms with fitted suites.

In addition, there is double glazing, gas central heating, and contemporary flooring and lighting.

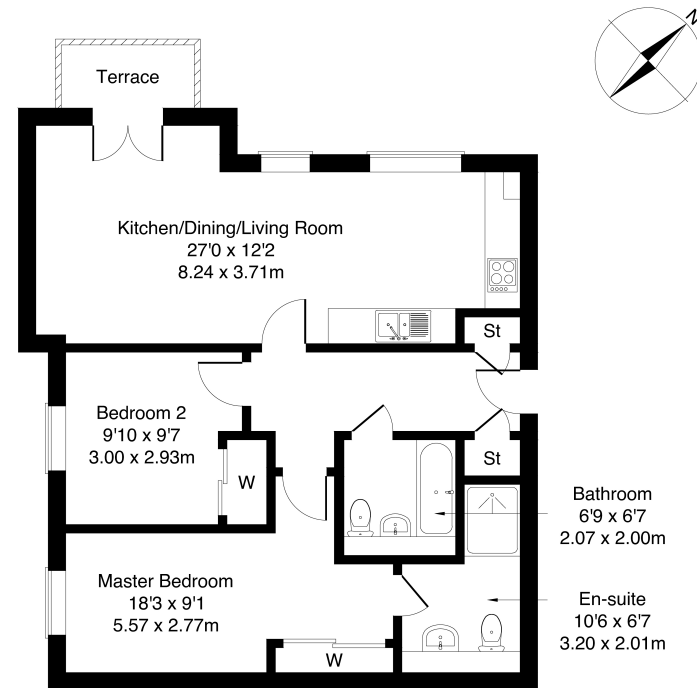
This desirable development includes a video secure entry system, a shared bike store and extensive, well-maintained landscaped grounds.

This attractive corner-aspect property welcomes you with a generous hallway featuring two useful storage cupboards and leads into a bright, open-plan living/dining and kitchen. The room is finished with wood-effect flooring and enhanced by ample natural light, thanks to multiple windows and French patio doors opening onto a private balcony—perfect for relaxing or entertaining. The contemporary kitchen is seamlessly integrated into the living space and comes complete with sleek units and worktops, a stainless-steel sink with drainer, and a full range of integrated appliances including an oven, gas hob, fridge/freezer, and washing machine.

The master bedroom is well-proportioned and benefits from plush carpeting, a built-in wardrobe, and a modern en-suite shower room. A second double bedroom also features carpeted flooring and a built-in wardrobe, ideal for guests or home working. The main bathroom completes the accommodation, fitted with a stylish three-piece suite and a shower-over-bath, complemented by tiled splash walls.

Located close to local amenities and excellent transport links, including Uphall Station, this property presents an ideal opportunity for professionals, first-time buyers, or investors.

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Approximate Gross Internal Area: (753 sq ft - 70 sq m.)



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

Area Description

Located in the well-connected and sought-after village of Uphall Station, this area offers an ideal base for commuters to Livingston, Edinburgh, and Glasgow. Residents benefit from a selection of local shops and amenities, with larger retail options available at The Gyle in Edinburgh and Livingston's major shopping centres. Families are well catered for with Uphall Primary School nearby, and a range of additional schooling options in neighbouring

Broxburn, including the respected Broxburn Academy. Excellent transport links include regular bus services, direct road access to Edinburgh, Livingston, Linlithgow, and Edinburgh Airport, with proximity to the M8, M9 and M90, as well as direct rail connections via Uphall Station, just a short walk away, making travel throughout the region convenient and efficient.





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