



52 Rosemount Drive, Uphall,  
Broxburn, West Lothian EH52  
6DE





## Summary

Spacious semi-detached bungalow offers generous accommodation all on one level, perfect for those seeking easy living with excellent indoor-outdoor flow. The property features a large living room (note: gas fire is redundant and will not be replaced), a well-equipped kitchen with breakfast bar, and a notably large utility room, two double bedrooms and contemporary shower room. Ample storage is provided via three hall cupboards. Outside, the large garden boasts a mix of lawn, patio, and a shed, while a two-car driveway and garage with electric door, lighting and power ensure practical convenience.

## Features

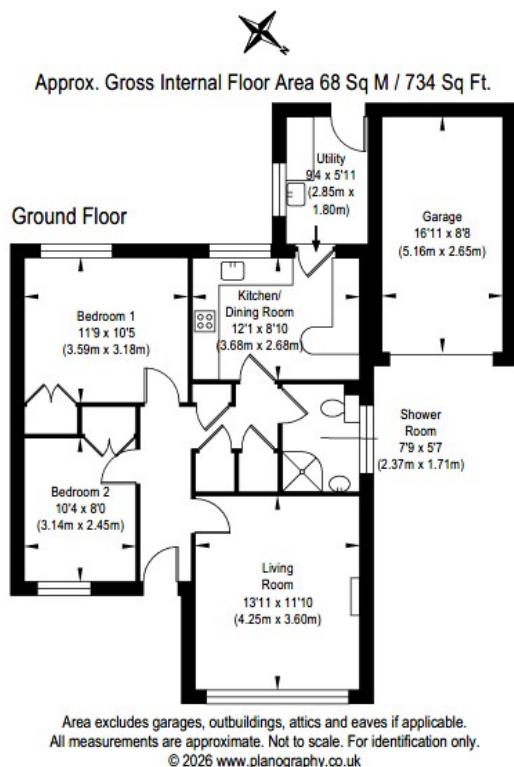
- Spacious semi-detached bungalow
- Bright living room with picture window
- Modern fitted kitchen with breakfast bar
- Large utility room with rear access
- Two Bedrooms
- Contemporary shower room
- Large rear garden with lawn, patio, and shed
- Driveway for two vehicles
- Detached garage with electric door, lighting & power
- Located in a well-connected residential area

## Room Measurements

Living Room: 13'11" x 11'10" (4.25m x 3.60m)  
Kitchen/Dining: 12'1" x 8'10" (3.68m x 2.68m)  
Utility Room: 9'4" x 5'11" (2.85m x 1.80m)  
Bedroom 1: 11'9" x 10'5" (3.59m x 3.18m)  
Bedroom 2: 10'4" x 8'0" (3.14m x 2.45m)  
Shower Room: 7'9" x 5'7" (2.37m x 1.71m)  
Garage: 16'11" x 8'8" (5.16m x 2.65m)



# Floorplan



While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

## Our Branches

### ANSTRUTHER

5A Shore Street, Anstruther, KY10 3EA  
01333 310481  
anstrutherea@thorntons-law.co.uk

### ARBROATH

Brothockbank House, Arbroath,  
DD11 1NE  
01241 876633  
arbroathea@thorntons-law.co.uk

### BONNYRIGG

3-5 High Street, Bonnyrigg, EH19 2DA  
0131 663 7315  
bonnyriggea@thorntons-law.co.uk

### EDINBURGH

Citypoint, 3rd Floor, 65 Haymarket  
Terrace, Edinburgh, EH12 5HD  
0131 297 5980  
edinburghea@thorntons-law.co.uk

### CUPAR

49 Bonnygate, Cupar, KY15 4BY  
01334 656564  
cuparea@thorntons-law.co.uk

### DUNDEE

Whitehall House, 33 Yeaman Shore,  
Dundee DD1 4BJ  
01382 200099  
dundeea@thorntons-law.co.uk

### FORFAR

53 East High Street, Forfar, DD8 2EL  
01307 466886  
forfarea@thorntons-law.co.uk

### PERTH

7 Whitefriars Crescent, Perth, PH2 0PA  
01738 443456  
perthea@thorntons-law.co.uk

### INVERNESS

Kintail House, 2 Sir Walter Scott  
Drive, Inverness, IV2 3BW  
01463 893997  
genea@thorntons-law.co.uk

### ST ANDREWS

19-21 Bell Street, St Andrews  
01334 474200  
standrewsea@thorntons-law.co.uk

Thorntons is a trading name of Thorntons Law LLP Regulated by The Law Society of Scotland



@ThorntonsPropertyServices



@ThorntonsProperty



@ThorntonsPS