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

Two Bedroom, Upper Villa with a Private Garage

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Property Description

Two-bedroom, upper villa with a private garage. Set on a quiet residential street, perfectly located for the commuter in Uphall, to the west of Edinburgh city centre.

Comprises an entrance stairway, hall, living room, kitchen, two double bedrooms and a bathroom.

Features include double glazed windows, gas central heating, good storage provision including an attic, and TV and telephone points.

Externally, there is a small private garden to the front, with a grassed area at the rear of the property shared with 3 other flats, which can be used for recreation or as a drying green. There is a private garage to the rear, with ample on-street parking to the front and on the surrounding streets.

The property will benefit from redecoration and refurbishment throughout.

The ground floor entrance stairway has a deep store cupboard and leads up to the carpeted hall which serves each room within the property. Set to the front, the living room features carpeted flooring, spotlighting and a large picture window affording plentiful natural light.

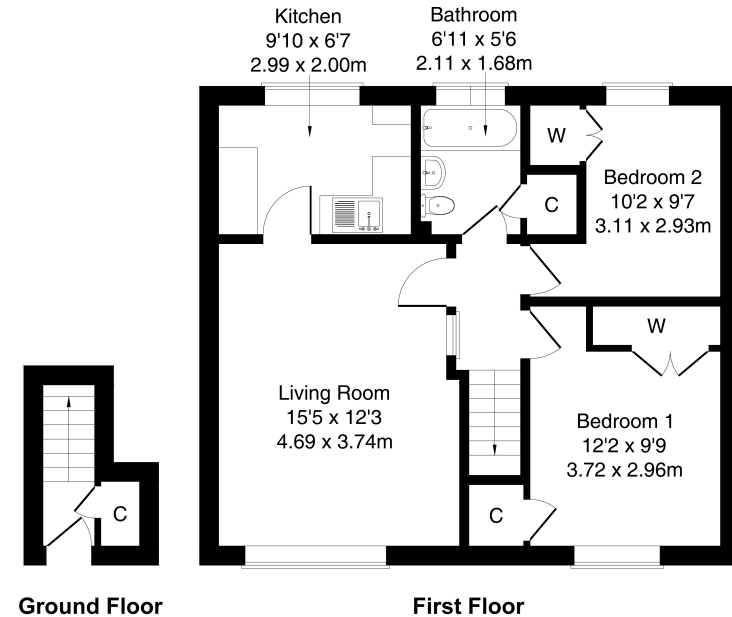
The kitchen is to the rear, and is fitted with wall and base units with laminate worktops, a stainless steel sink and has space for freestanding white goods.

Bedroom one is set to the front and includes carpeted flooring, a built-in wardrobe and a cupboard, whilst bedroom two is similarly finished, also including a fitted wardrobe and with space for freestanding bedroom furniture. Completing the accommodation, the bathroom is fitted with a white three-piece suite, a mains over-bath shower and tiled splashbacks.



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Approximate Gross Internal Area: (603 sq ft - 56 sq m.)



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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