



43 Loaninghill Park, Uphall, Broxburn, West Lothian, EH52 5EB

Charming Two-Bedroom, Semi-Detached Bungalow, with Private Garden & Driveway

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Property Description

A charming two-bedroom semi-detached bungalow with a landscaped rear garden and a multi-vehicle driveway. Located in a quiet cul-de-sac, in an established residential area of Broxburn, West Lothian.

Comprises an entrance hall, an open-plan living/dining and kitchen, two flexible bedrooms, and a family bathroom.

Light and tastefully finished, highlights include a modern integrated kitchen and stylish bathroom suite, complete with contemporary flooring, lighting and decor.

Additional features include HIVE gas central heating, double glazing, and good storage, including a loft space.

Externally, the property benefits from a generous, professionally landscaped terraced rear garden with a lawn and patio, whilst a multi-vehicle driveway is to the side.

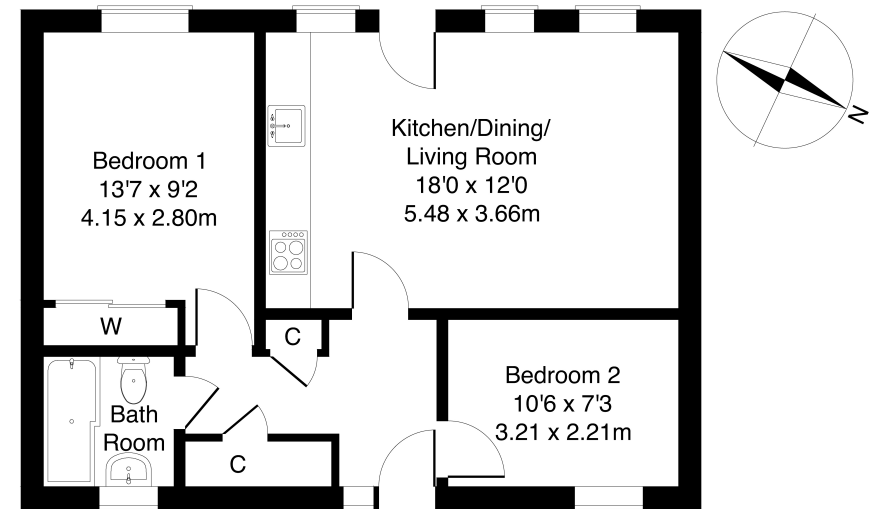
A welcoming entrance hall with built-in storage and space for freestanding furniture leads into a bright open-plan living and dining area, enhanced by floor-to-ceiling windows, quality wood-effect flooring, and direct garden access. A stylish integrated kitchen features real wood worktops, a dishwasher, washing machine, oven, electric hob, fridge, and freezer, with spotlights above for a contemporary finish.

The main double bedroom, overlooking the rear garden, includes carpeting and a mirrored wardrobe, while the second bedroom offers a versatile space for guests or a home office. Completing the accommodation, the stylish bathroom is fitted with a mains shower over a P-shape bath, a ladder-style radiator, and modern wall tiling.



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Approximate Gross Internal Area: (549 sq ft - 51 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-established town of Broxburn, this home is close to a variety of shops, cafés, and supermarkets. The area offers excellent schools, green spaces, and leisure facilities, making it ideal for families and professionals. With easy access to major road links, including the M8 and M9, commuting to

Edinburgh, Livingston, and beyond is convenient. Nearby parks and walking routes provide great outdoor opportunities, while the welcoming residential setting offers a sense of community. This property is perfect for those looking for both comfort and convenience in a desirable location.





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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



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