



- Contemporary semi-detached home on a new build development
- Three spacious bedrooms with en-suite to the master
- Open-plan living space and modern decor throughout
- Beautifully landscaped gardens with double driveway
- True walk-in condition
- Fantastic location within walking distance of train station

Alba Property View...

"Looking for a "nearly new" home without the hassle and finances of buying a new build? This immaculate home offers an abundance of space, style and perfection!"

115 James Young Avenue, Uphall Station

EH54 5FA

Offers Over £238,000



Alba Property are proud to introduce to the sales market this immaculately presented three bedroom semi-detached property at James Young Avenue. Nestled within the prestigious Uphall Station Village development by Dundas, the "Robson" has been designed to the highest of standards with modern family living in mind. This remarkable property offers spacious rooms throughout with plenty of storage, open plan living and boasts landscaped gardens and a double driveway.

Built in 2021, the property benefits from the remainder of the NHBC guarantee, providing peace of mind for a prospective buyer. Accommodation is over two floors and comprises of entrance vestibule, open-concept kitchen/lounge/dining area, downstairs WC, three well-proportioned bedrooms, family bathroom and master ensuite. This sophisticated home offers style and space in abundance, available in true walk-in condition, this property is not one to be missed.



Upon entering the property, you will be welcomed into the vestibule which has a handy storage cupboard, perfect for hanging coats and keeping a tidy entrance. Access is provided to the stylish open-plan area, where you will find a contemporary kitchen featuring a wide range of white base and wall mounted units with complementing light oak worktops and splashback. The kitchen features an integrated fridge/freezer, pull-out larder, 4 ring gas hob with extractor hood, double oven, stainless steel sink with chrome mixer tap and space for a washing machine. From the kitchen there is a perfect spot for a dining area with plenty of space for a dining table and chairs which flows beautifully through to the spacious living area at the rear end of the property. There are two sets of French doors which allow in abundance of light, ensuring a bright and airy space throughout the downstairs level of the property. Both sets of French doors provide access to the rear garden where entertaining can be continued with indoor/outdoor living.





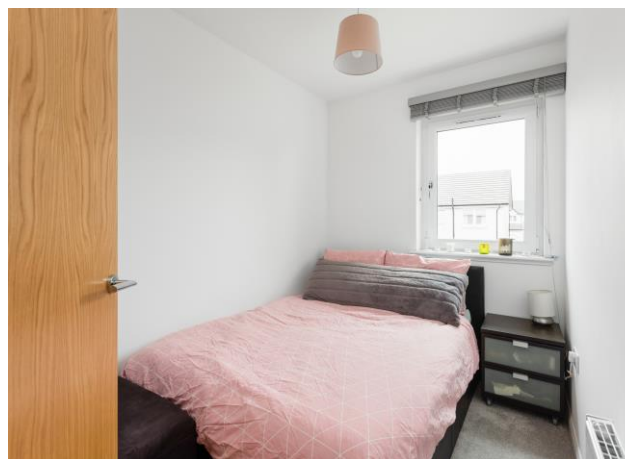
The lower level is tastefully decorated in fresh, neutral tones with beautiful grey flooring running throughout. There is a further storage cupboard located on the ground floor and a convenient WC. The upper level of the property comprises of three well-proportioned bedrooms, two of which have integrated mirrored wardrobes. The master bedroom benefits from a stylish en-suite which features a modern white WC, vanity unit with sink, and shower cubicle with mixer shower and glass shower door. Tiled with marble-effect wall tiles and grey flooring. The family bathroom is in immaculate condition and is complete with a white WC, vanity unit with wash hand basin, bath with shower over, glass shower screen and marble-effect tiles with grey flooring. A handy linen cupboard can be accessed from the landing.



Externally the property sits on a charming plot within the new development. The monoblock driveway can fit two cars, with the front garden laid to lawn with slabbed paths, chipped areas and blooming plants. The secluded rear garden offers a tranquil, open space to relax in the summer months which is laid to lawn with a slabbed patio area and a large, contemporary garden shed which is included in the sale price. Timber fencing with surrounding external lighting finishes off this beautiful garden perfectly.

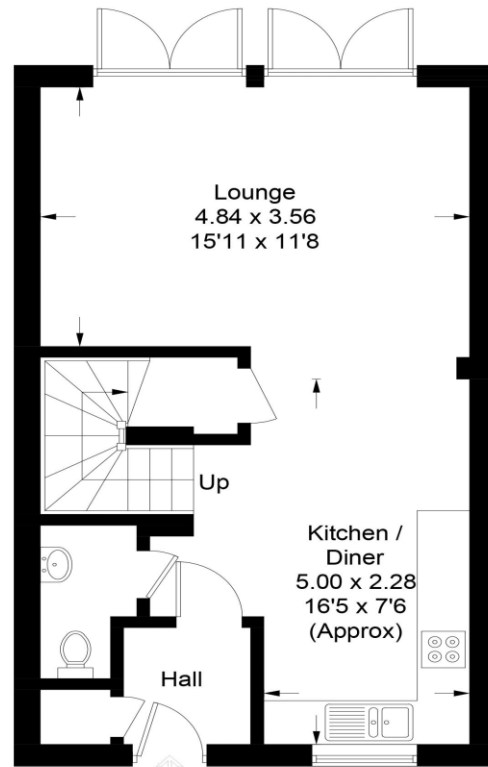
Location

James Young Avenue is nestled in a quiet, residential area of Uphall Station within the new Dundas development. It is perfectly positioned for the commuter with Uphall Train Station located within walking distance of the property and the M8 motorway just a short drive away for access to Edinburgh or Glasgow. The neighbouring towns of Uphall and Broxburn provide excellent local amenities including nurseries, primary and secondary schools, doctor's surgeries, dental practices and excellent places to eat. Uphall itself boasts a golf course, driving range, and country walks. The perfect location for growing families.

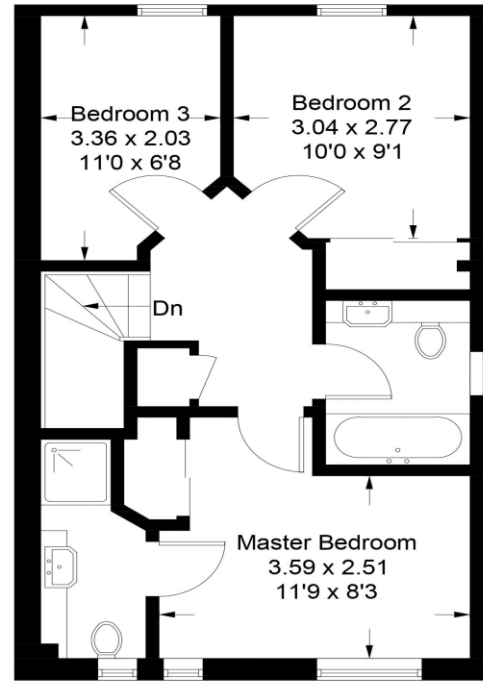


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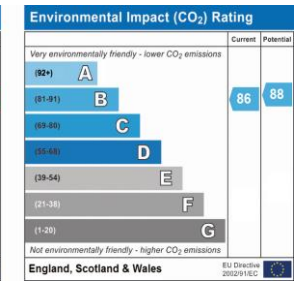
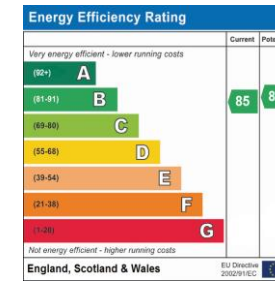
Approximate Gross Internal Area = 87.9 sq m / 946 sq ft



Ground Floor



First Floor



Extras (Included in Sale)

All floor coverings, light fittings, blinds and garden shed.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property
Email: Sales@AlbaProperty.co.uk

Room Dimension

- Lounge** 15' 11" x 11' 8" (4.84m x 3.56m)
- Kitchen/Diner** 16' 5" x 7' 6" (5m x 2.28m)
- Master Bedroom** 11' 9" x 8' 3" (3.59m x 2.51m)
- Bedroom 2** 10' x 9' 1" (3.04m x 2.77m)
- Bedroom 3** 11' x 6' 8" (3.36m x 2.03m)
- Family Bathroom** 7' 45" x 5' 51" (2.27m x 1.68m)
- En-Suite** 9' 77" x 3' 94" (2.98m x 1.2m)
- WC** 6' 89" x 2' 62" (2.1m x 0.8m)

Further Information

Home Report Value - £240,000
Council Tax Band - D
NHBC warranty

Notes :Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services , Heating systems or any appliances . No Warranty is implied or given.



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