



- End Terraced House
- Cosmetic Upgrading Required
- 2 Generous Bedrooms with Built in Storage
- Bright & Airy Lounge/Diner
- Gardens Front & Rear
- Perfect First Time Purchase or Investment Purchase

Alba Property View ...

"Great room proportions and private gardens to both front and rear. An ideal family home"

38 Johnston Avenue, Uphall, EH52 5PP

Fixed Price £120,000



Alba property are delighted to present for sale this spacious end terraced property requiring some cosmetic upgrading which is reflected within the competitive asking price. This fantastic two-bedroom home offers great room proportions throughout and comprises of entrance hallway with large store cupboard, bright and airy lounge/diner, kitchen, family bathroom and two bedrooms with built-in storage. Located within the highly desirable Uphall area of West Lothian which is a great commuters town with easy access to Edinburgh, Glasgow and beyond. Double glazing and gas central heating assure all year-round climate efficiency. Externally the property benefits from private gardens to both front and rear. This property makes an ideal first-time purchase.

Accommodation

Entrance Hallway (inc stairs) 10' 6" x 6' 7" (3.20m x 2.01m)

Double glazed door gives access to the entrance hallway which in turn gives access to the lounge, kitchen, bathroom and store room with light-perfect for shoes and coats and provides ample storage. Carpet.

Lounge/Diner 20' 6" x 10' 9" (6.24m x 3.27m)

The lounge is a bright and airy room flooded with natural light from the large window to rear and window to front. This wonderful room is of great proportions and has plenty of space for all the family to relax. Decorated in neutral hues. Ample space for a dining table and chairs. Carpet.





Kitchen 12' 9" x 10' 3" (3.88m x 3.12m)

Generous kitchen fitted with base units. Window overlooks the rear garden. Space for a table and chairs.

Family Bathroom 6' 4" x 5' 6" (1.93m x 1.68m)

The family bathroom completes the downstairs accommodation. Comprising of white w.c, sink and bath. Wall board panelling to walls. Window to front.

Upper Landing

The upper landing gives access to bedrooms one and two. Window to rear. Storage.

Bedroom 1 11' 8" x 10' 9" (3.55m x 3.27m)

A well-proportioned bedroom with window to rear. Storage cupboard. Fitted carpet. Decorated in neutral tones.

Bedroom 2 11' 9" x 9' 6" (3.58m x 2.89m)

Second generous bedroom with window to rear. Storage cupboard.

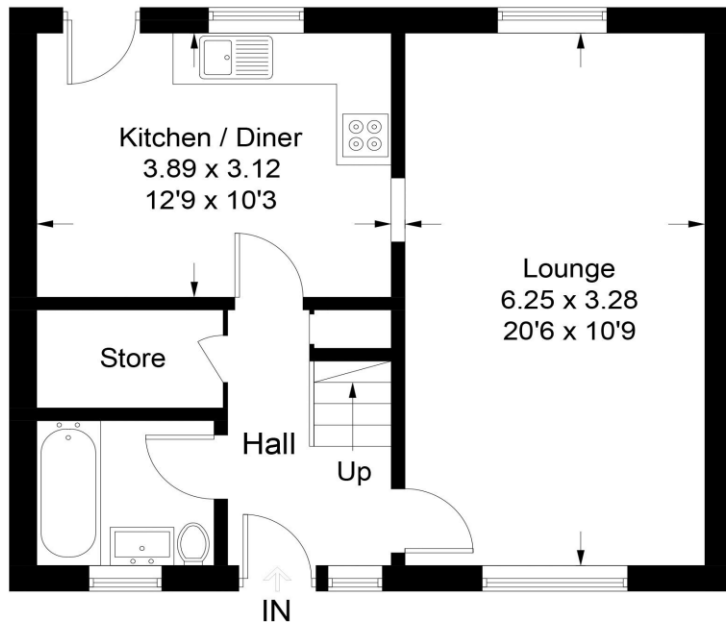
Externally

This splendid home provides gardens to both front and rear. The rear garden is enclosed and is the perfect spot for enjoying the summer months.

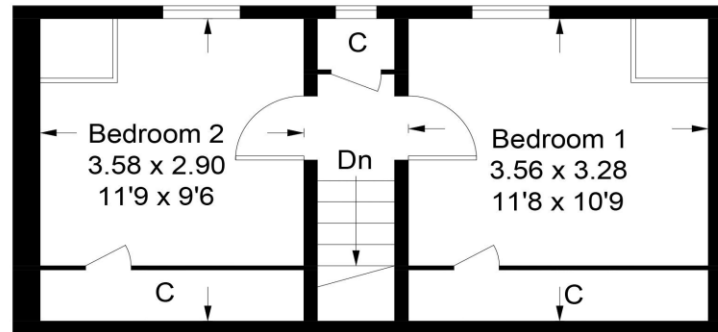


38 Johnstons Avenue, Uphall

Approximate Gross Internal Area = 71 sq m / 764 sq ft
(Excluding Voids)



Ground Floor



First Floor

Extras (Included in Sale)

All floor coverings, curtains, light fittings, blinds, white goods (no warranty)

Area

Uphall offers excellent amenities including local nurseries, primary and secondary schools and medical facilities including doctors surgeries and dentists. It is well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh - both of which offer International Airports. Uphall is also served by a mainline railway station giving access to Edinburgh and Glasgow. It is less than three miles from Livingston's shopping centre.

Viewing/Offers

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

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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