



RE/MAX PROPERTY



*4 Dargai Place, Uphall,
West Lothian, EH52 6TG*

- **Stylish Mid-Terraced Villa**
 - **Large Lounge**
 - **Gourmet Kitchen**
 - **3 Double Bedrooms**
 - **Lovely Family Bathroom**
- **Well-Maintained Family Bathroom**
 - **Impeccable Interiors**
 - **Ample Residents Parking**

****LOVELY 3 BEDROOM MID-TERRACED VILA!****

Niall McCabe and RE/MAX Property are delighted to bring to the market this beautiful mid-terraced villa in the ever-popular Dargai Place, Uphall. Promising an undisturbed setting, within easy reach of picturesque green spaces, local convenience stores and major road and rail links, this mid-terraced villa has been renovated to an excellent standard and boasts three bedrooms, a contemporary family bathroom and spacious living areas – designed around busy family life and entertaining. The property is benefitted by having a sunlit rear garden. On the inside, the home enjoys a chic finish with trendy interiors.

The popular area of Uphall in West Lothian offers an excellent range of shopping and leisure facilities, including a swimming pool and sports centre in neighbouring Broxburn. There are local butchers, fishmongers and bakeries within walking distance of the property. The outdoors can be enjoyed with walks along the Union Canal and in the local Almondell and Calderwood Country Park. Primary and secondary schooling are also provided. Livingston is only a short drive away, where there are more shopping opportunities provided by a wealth of shops housed in The Centre and Designer Outlet. For the commuter, there is easy access to the central Scotland motorway network, rail links and Edinburgh airport is close by.

The home report can be downloaded from the RE/MAX website.

**Freehold Property
Council Tax Band B**



Entrance Hallway

11' 9" x 6' 3" (3.59m x 1.90m)

The front door opens the large hallway. Here, the neutral décor and stylish flooring offer the first glimpse of the quality finishing's on offer. The hallway gives access to the vast living room, breakfasting kitchen and staircase leading to the upper level.

Lounge

15' 5" x 14' 1" (4.70m x 4.28m)

Beautifully styled lounge located at the rear of the home complete with gorgeous grey & emerald green tones, there is bespoke laminate flooring and a large picture window which floods the room with light.

Kitchen

11' 7" x 10' 5" (3.52m x 3.18m)

Situated on the left-hand side of the property, the spacious breakfasting kitchen is equipped with a wide range base and wall mounted cabinetry. Which is supplemented by plentiful workspace, integrated appliances and space for freestanding also. There is a handy breakfasting bar and stunning floor design.

Bedroom 1

14' 2" x 10' 0" (4.31m x 3.06m)

The master bedroom is of generous proportions and has been finished in a neutral palette. It offers tv & PowerPoints, central lighting, carpeted flooring, a large window facing onto the rear aspect of the property.

Bedroom 2

12' 10" x 8' 6" (3.91m x 2.59m)

The second bedroom is a sizeable double, again decorated in neutral tones. There is a central light fitting, powerpoints, large built in mirrored wardrobes, ample room for an abundance of furniture formations, and a large window overlooking the front garden.

Bedroom 3

12' 0" x 9' 9" (3.66m x 2.96m)

Bright and spacious room facing front of the property, could be used as a third bedroom, a home office, or dressing room if required. There is a central light fitting, powerpoints, and large window.

Family Bathroom

9' 0" x 6' 0" (2.74m x 1.84m)

The spacious family bathroom offers a large bathtub, with electric overhead shower, WC, and wash hand basin. The room enjoys neutral wall tile design, cushion vinyl flooring, and glazed window which allows in an abundance of natural light.

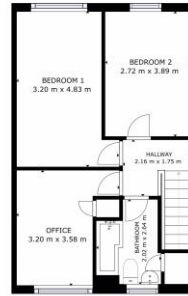
Exterior

Externally, the property enjoys pretty & well-maintained gardens. The rear has been re-designed with low maintenance as top priority. There is a gorgeous patio area, ideal for entertaining guests. The front of the property enjoys a sun-drenched terrace with a handy shed for additional storage.

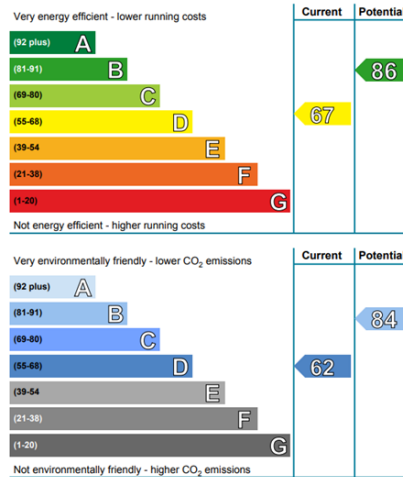




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