



James Young Avenue, Uphall Station, Livingston, West Lothian, EH54 5FA



STUNNING SEMI-DETACHED

****THREE DOUBLE BEDROOM HOME**
WITH FRENCH DOORS**

++UNMISSABLE OPPORTUNITY++

Janice Bennie proudly presents this immaculate 3-bedroom semi-detached home, nestled in the desirable Uphall Station Village. Thoughtfully designed, this property offers a seamless blend of modern living and classic charm. Step into the welcoming entrance hall, leading to a captivating lounge and a spacious dining kitchen, both adorned with French doors that open to the outdoors. Enjoy the convenience of a handy downstairs WC, along with 3 generously-sized double bedrooms, including a modern en-suite, and a family bathroom. Outside, discover charming gardens to the front and rear, along with a large monobloc driveway.

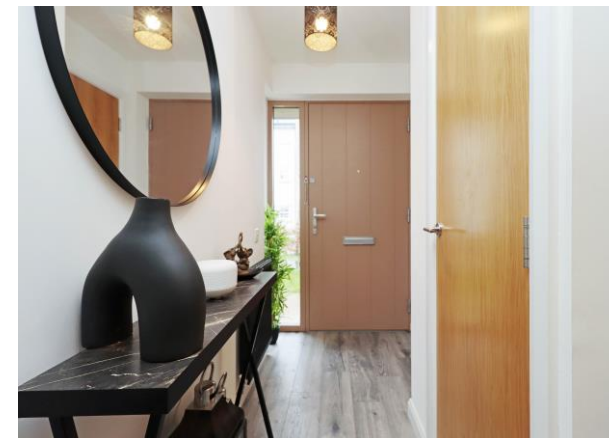
Uphall Station offers a good range of local shops and facilities, and is located close to the town of Livingston, where there are more shopping opportunities provided by a wealth of shops, housed in The Centre and Livingston Designer Outlet Centre. Uphall Station is also well placed for the commuter with road links accessing the motorway network to Edinburgh and Glasgow both of which offer International Airports. There is an excellent bus service and a train station within walking distance. Nearby Livingston has excellent primary school and secondary school, as well as West Lothian College.

**Council Tax Band- D Freehold Tenure
Factor Fee - £19 p.c.m**

The home report can be downloaded from our website

Entrance Hallway

Step inside through the composite with the glazed side panel in the inviting hallway flooded with natural light. Illuminated with a centre light, the space features wood effect laminate flooring, a convenient walk-in storage cupboard, and a radiator for comfort. From here, you can access the lounge, dining kitchen, downstairs WC, and ascend the stairs to the upper level.





Dining Kitchen - 16' 7" x 9' 2" (5.06m x 2.8m)

Step into this impressive room featuring a window overlooking the front of the property. It offers a contemporary design with base and wall units complemented by stylish worktops, and a stainless-steel sink paired with a chrome mixer tap. Integrated appliances include a gas hob, electric oven, extractor fan, and dishwasher, with additional space for a freestanding fridge/freezer and washing machine. Illuminate your cooking space with two ceiling light fittings and under unit lights, while the wood effect laminate flooring and radiator add both elegance and warmth. French doors lead out to the large rear garden, making it easy to extend your living space outdoors. With plenty of room for a dining table and chairs, this room is perfect for both everyday meals and entertaining guests. Step into this impressive room featuring a window overlooking the front of the property. It offers a contemporary design with base and wall units complemented by stylish worktops, and a stainless-steel sink paired with a chrome mixer tap. Integrated appliances include a gas hob, electric oven, extractor fan, and dishwasher, with additional space for a freestanding fridge/freezer and washing machine. Illuminate your cooking space with two ceiling light fittings and under unit lights, while the wood effect laminate flooring and radiator add both elegance and warmth. French doors lead out to the large rear garden, making it easy to extend your living space outdoors. With plenty of room for a dining table and chairs, this room is perfect for both everyday meals and entertaining guests. Step into this impressive room featuring a window overlooking the front of the property. It offers a contemporary design with base and wall units complemented by stylish worktops, and a stainless-steel sink paired with a chrome mixer tap. Integrated appliances include a gas hob, electric oven, extractor fan, and dishwasher, with additional space for a freestanding fridge/freezer and washing machine. Illuminate your cooking space with two ceiling light fittings and under unit lights, while the wood effect laminate flooring and radiator adds both elegance and warmth. French doors lead out to the large rear garden, making it easy to extend your living space outdoors. With plenty of room for a dining table and chairs, this room is perfect for both everyday meals and entertaining guests.

Lounge - 16' 7" x 10' 2" (5.06m x 3.09m)

Step into the inviting lounge, a modern sanctuary boasting views over the front of the property. Natural light cascades through the windows, accentuating the contemporary ambiance of the space. Adorned with wood effect laminate flooring, the room exudes warmth and sophistication, inviting you to relax and unwind. French doors open to reveal the expansive west-facing rear garden, seamlessly merging indoor and outdoor living. Central light fixtures illuminate the room,

Downstairs W.C. - 8' 8" x 3' 11" (2.63m x 1.20m)

Contemporary in design, this room features a sleek white WC and a sink adorned with a stylish chrome mixer tap. Illumination is provided with a central light fitting, while a tiled splashback adds a touch of sophistication. The space is finished with wood effect laminate flooring for easy maintenance and a radiator for comfort.

Upstairs Hallway

The upstairs hallway serves as the central hub connecting all rooms in the upstairs area of the house. Ascend the carpeted stairs, where comfort meets style, guiding you to the upper level with ease. The hallway itself boasts sleek carpet flooring, adding a touch of luxury to the space. As you traverse the hallway, you'll notice a feature Velux-style window overhead, flooding the area with abundant natural light. This architectural detail enhances the contemporary aesthetic and also creates an airy and inviting atmosphere throughout.

Bedroom 1 - 9' 2" x 10' 6" (2.8m x 3.19m)

Welcome in the luxurious master bedroom, where contemporary elegance meets cosy comfort. Situated at the rear of the house, this haven offers tranquil views of the lush rear garden, inviting you to unwind and relax in style. There is a plush carpeted floor with mirrored wardrobes providing ample storage while also enhancing the sense of space and light. With access to the en suite just a few steps away, convenience meets luxury seamlessly.

En Suite - 8' 1" x 5' 2" (2.46m x 1.57m)

Step into this impressive room featuring an opaque window overlooking the front of the property. It includes a modern white WC, sink with a sleek chrome mixer tap set in a vanity unit, and a spacious walk-in corner shower with a mains operated shower system. Illumination is provided with a central light fitting equipped with a fan. The space is finished with easy-to-clean vinyl flooring, and a wall mounted radiator.

Bedroom 2 - 11' 7" x 7' 9" (3.52m x 2.35m)

Step into this stylish double bedroom, currently doubling as a dressing room, with views overlooking the front of the property. With the benefit of mirrored wardrobes, it offers both storage and highlights the space. Soft carpeted flooring adds comfort, while a central light fixture and wall-mounted radiator ensure both style and functionality.

Bedroom 3 - 7' 11" x 7' 11" (2.42m x 2.41m)

Step into the modern third bedroom, overlooking the rear, West-facing Garden. Equipped with built-in mirrored wardrobes, soft carpeted flooring, and a central light fixture, this space serves as a sleek home office. This room combines function with comfort, it's the perfect spot for work or study.

Front Garden

The front of the property features a small lawn area with tasteful landscaping and a spacious monoblock driveway, offering parking for multiple vehicles.

Rear Garden

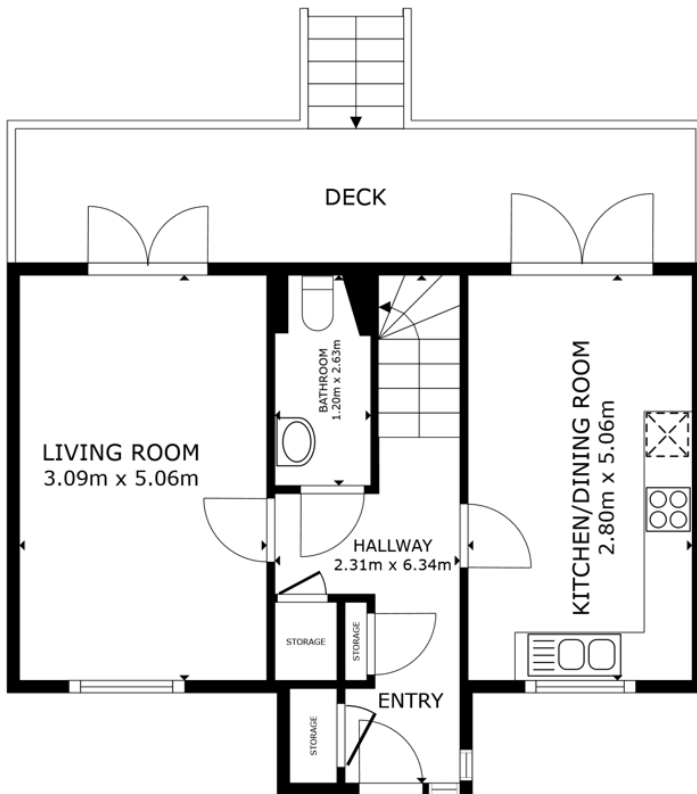
Step into the expansive west-facing rear garden, a modern haven designed for outdoor living. This generous space features a stylish decked area, ideal for hosting gatherings or unwinding in the sunshine. It blends seamlessly from the garden to the monoblocked driveway, enclosed by sleek fencing for privacy and security. With plenty of room for leisure and entertainment, this contemporary garden offers endless possibilities for enjoying the outdoors in style.



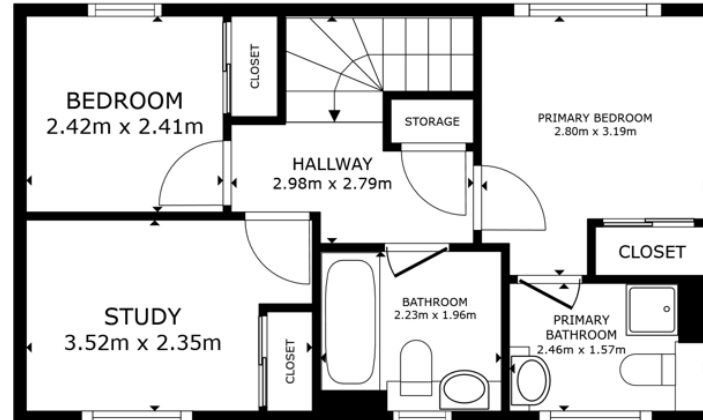




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(81-91) B		85	87	(81-91) B	86	88	
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	



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