



50 Thomson Court, Uphall, Broxburn, West Lothian, EH52 6BY



Excellent Three Bedroom Family Home With Easy-To Maintain Gardens In A Great Area. Not To Be Missed, Book Your Viewing Today!

Situated in an ideal locale, with all amenities close-by, this mid-terraced home in Thomson Court, Uphall, EH52 6BY is ideally placed for young couples, family and the commuter. Lauren Beresford and RE/MAX Property are pleased to bring this wonderful house to the market. Comprising of: Hallway, Lounge, Dining, Kitchen, Three Double Bedrooms and Bathroom. The property also benefits from gas central heating, double glazing, and residential parking.

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
Factor Fees £90 per annum





Front Garden

Private easy to maintain front, with a monoblock surface, wall surround, bricked bin storage, metal gate and access to shared path.

Lounge - 15' 9" x 12' 9" (4.80m x 3.88m)

Spacious Lounge with an adjoining dining area. The Lounge has two central light fittings, painted walls, a large rear facing window, a fireplace, one radiator and laminate flooring.

Dining - 9' 10" x 8' 7" (2.99m x 2.61m)

Dining area located off of the Lounge and has an entry point leading into the Kitchen which is perfect for family life, entertaining or a home office. The Dining area has one central light fitting, painted walls, a front facing window, one radiator and laminate flooring.

Kitchen - 10' 3" x 9' 10" (3.12m x 2.99m)

Newly fitted Kitchen comprising of: Fitted wall and base units, worktops, integrated white goods, extractor fan, integrated gas hob, electric oven and composite sink with mixer tap. There is spotlighting, tile and painted walls, one radiator and tile flooring. Additionally, there is a front facing window, new composite front door and a door which leads to the Dining area.

Hallway - 15' 9" x 6' 5" (4.80m x 1.95m)

The Hallway is bright and spacious, giving access to the Lounge, Dining area, Kitchen, and staircase to the upper level. The Hallway has one central light fitting, painted walls, one radiator, laminate flooring, and two built-in cupboard spaces. Additionally, there are opaque French doors which open out onto the Rear Garden.

Upper Hallway - 8' 5" x 6' 7" (2.56m x 2.01m)

Upper Hallway giving access to Bedroom 1, 2, 3, Bathroom and attic. There is one central light fitting, painted walls and carpet flooring.

Bedroom 1 - 14' 7" x 12' 7" (4.44m x 3.83m)

Excellent sized Double Bedroom with a rear facing window and space for storage. There is one central light fitting, painted walls, laminate flooring and one radiator.

Bedroom 2 - 12' 7" x 8' 11" (3.83m x 2.72m)

Double Bedroom with a front facing window and built-in storage space. There is one central light fitting, wallpapered and painted walls, carpet flooring and one radiator.

Bedroom 3 - 11' 4" x 10' 6" (3.45m x 3.20m)

Generous sized double Bedroom with a rear facing window, space for storage and a built-in cupboard space. There is one central light fitting, wallpapered and painted walls, one radiator and carpet flooring.

Bathroom - 6' 7" x 5' 5" (2.01m x 1.65m)

Modern three-piece Bathroom comprising of WC, sink with hot and cold tap, and bath with mains operated shower. There is one central light fitting, tiled wall coverings, a front facing opaque window, one radiator and tiled flooring.

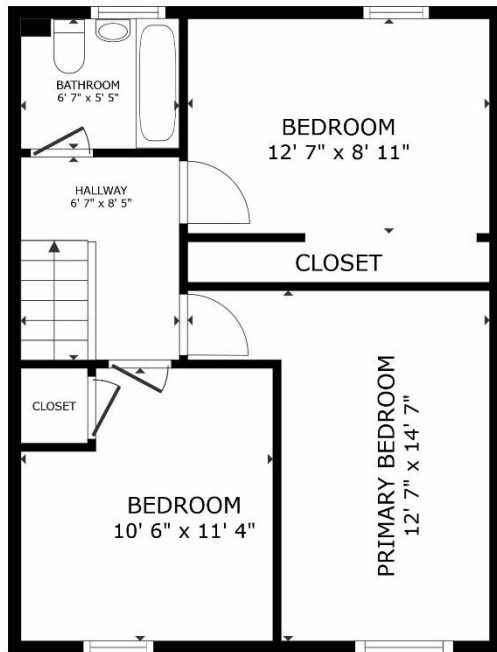
Rear Garden

Private easy to maintain rear garden with fence surround and exit via gate. The garden has two slabbed patio areas, a summer house and flower beds.



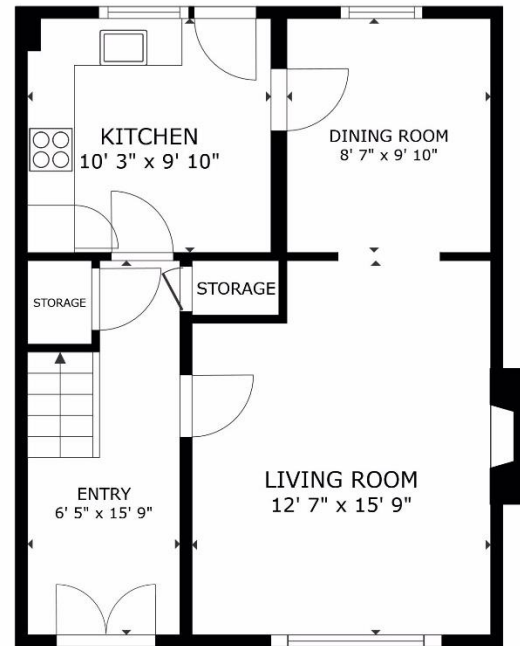


“Nobody in the world sells more property than RE/MAX”



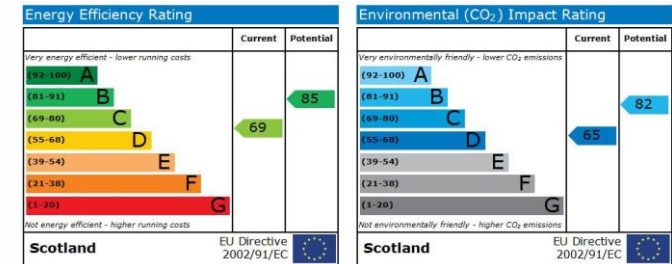
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 505 sq.ft. FLOOR 2 506 sq.ft.
TOTAL : 1,011 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 505 sq.ft. FLOOR 2 506 sq.ft.
TOTAL : 1,011 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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