



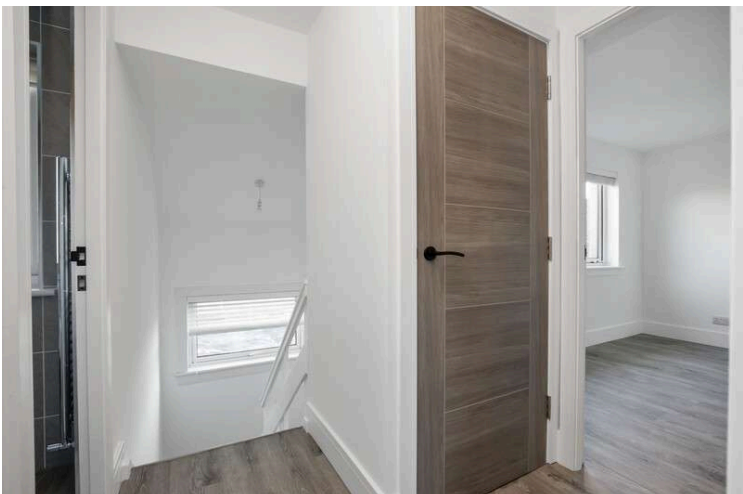
39 Johnston Avenue, Uphall, EH52 5PP

www.mcdougallmcqueen.co.uk



A must on your viewing list this three bedroom end of terrace villa has been completely renovated boasting a newly fitted kitchen and bathroom along with a superb media wall in the living room which makes this property an ideal first time buy or family home. The property is ideally located in the popular village of Uphall close to many local amenities, schooling and transport links. Presented to the market in immaculate order throughout, we would recommend an early viewing.

- Reception hallway with large walk in cupboard, under stair cupboard.
- Bright and spacious living room with windows to the front and rear, feature media wall.
- Newly fitted dining kitchen equipped with a range of wall and base units along with integrated appliances, French doors access the rear garden.
- Stair case to the upper landing with a storage cupboard and hatch to insulated attic.
- Large double bedroom rear facing with wall to wall storage.
- Front facing double bedroom with a large storage cupboard.
- Double bedroom rear facing with built in wardrobe storage.
- Newly fitted bathroom comprising WC, wash hand basin, vanity storage, bath with shower over, ladder radiator.
- Double glazing throughout.
- Gas central heating.
- Private gardens to the front and rear.
- Ample residents and visitors parking.



Location

The popular village of Uphall is convenient to a variety of local shopping facilities serving every day needs including a Scotmid and a Lidl in nearby Broxburn. Almondvale Shopping Centre in Livingston, the Gyle Shopping Centre and Hermiston Gait Retail Park in Edinburgh, are all within short driving distance. Schools catering for all age groups are easily accessible and for the commuter, there is a frequent public transport service, railway station and easy access to the motorway networks to Edinburgh and Glasgow. Local leisure and recreational facilities are available nearby including a Vital Health and Wellbeing Club at Macdonald Houstoun House, Xcite Sports Centre in Broxburn and open spaces of Almondell & Calderwood Country Park.

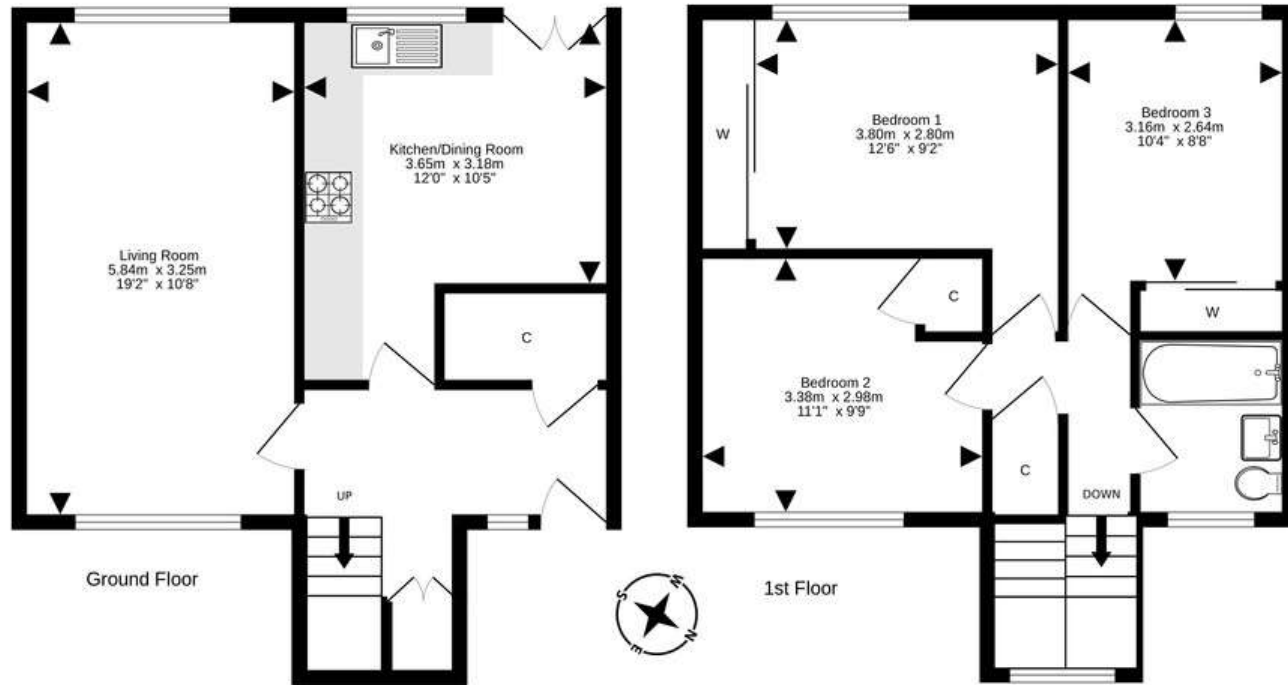
Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings and window and floor coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

