










Offers Over  
**£170,000**

## 46 MacFarlane Place

Uphall | West Lothian | EH52 5PS

Rarely available end terraced villa, located at the end of a quiet cul de sac in the popular village of Uphall.

Close to local amenities and excellent road and rail links, the property is in move in condition and is sure to appeal to first time buyers, professionals and young families.

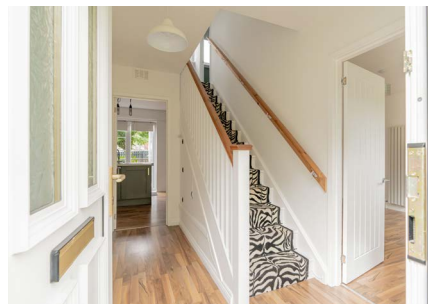
-  2 bedrooms
-  1 public room
-  1 bathroom
-  Private rear garden
-  On street parking
-  EPC rating – D
-  Council tax band - B



## Description

The well proportioned accommodation is laid out over two levels, with downstairs briefly comprising of a welcoming hallway with a deep walk in cupboard and understairs storage, a freshly painted lounge/dining room with dual aspect and French doors leading to the rear garden, a modern kitchen with grey wall and base units with co-ordinating worktops and useful island with sink, plus door to the rear garden, and a stylish bathroom with overhead shower over the bath. Moving upstairs there are two bedrooms, both with storage.

The property further benefits from gas central heating and double glazing.



## Extras

All fixtures and fittings plus the electric hob, oven, fridge freezer and integrated washing machine will be included in the sale together with the garden shed.

## Gardens & Driveway

To the rear is a full enclosed garden which has an area of lawn and decking, offering a great space for outdoor dining in the warmer months and a safe place for children and pets to play. There is ample on street parking available.

## Viewing

By appointment through Neilsons (0131 625 2222).





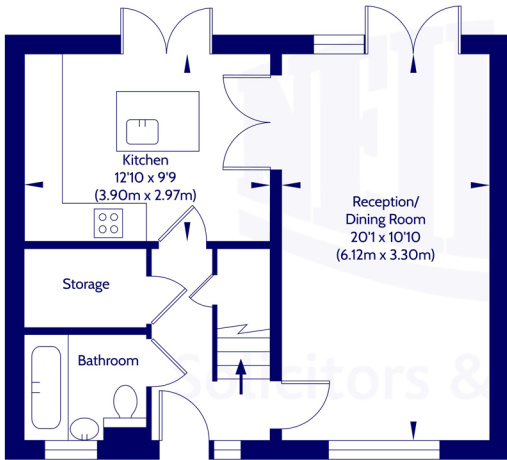
## Location

The popular village of Uphall, near Broxburn offers a selection of shops and recreational facilities within the vicinity which include parks, a swimming pool and leisure centre. Schools catering for all age groups can be found within the area. The property is also well located for access to the M8 and M9 motorways making easy commuting to surrounding areas. A regular public transport service also operates to Edinburgh City Centre with Edinburgh airport an easy commute away. Nearby Uphall Railway Station provides frequent services to Edinburgh and Glasgow.

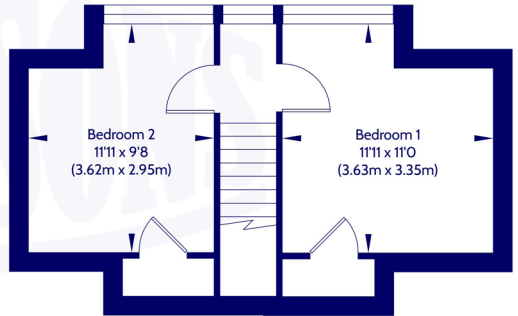




Approx. Gross Internal Floor Area 72.81 Sq M / 784 Sq Ft.



Ground Floor



First Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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