



Fixed Price

£250,000

32 Longwall Gardens

Uphall Station | West Lothian | EH54 5FG

End terraced three bedroom villa built in 2023 and forming part of an impressive development by Dundas Homes in the popular village of Uphall Station. With well laid out accommodation and immaculately presented throughout, the property is close to excellent local amenities and transport links, making it a fantastic family home.

-  3 bedrooms
-  1 public room
-  2 bathrooms plus WC
-  Front and rear gardens
-  Two allocated parking spaces
-  EPC rating – B
-  Council tax band - E

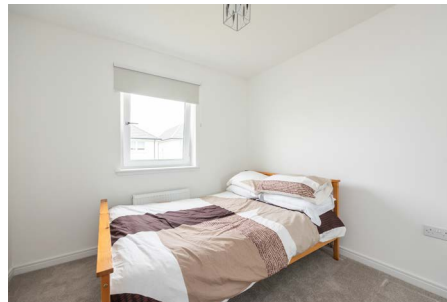


Description

In true move in condition, the property is laid out over two levels, with downstairs comprising of entrance vestibule with storage cupboard, bright and airy lounge with two sets of patio doors leading to the garden, open plan to a modern dining kitchen with sleek wall and base units with co-ordinated worktops and understairs storage cupboard, and a handy WC.

Moving upstairs, there is a storage cupboard on the landing, principal bedroom with built in wardrobes and an en-suite shower room, two further bedrooms, one with built in wardrobes, and a stylish family bathroom with shower over bath. There is also attic space.

The property further benefits from gas central heating, double glazing, solar panels and an alarm system.



Extras

All fixtures and fittings will be included in the sale along with the garden shed, gas hob and electric oven and Smeg appliances including an integrated fridge/freezer, integrated dishwasher and washing machine.

Gardens and Parking

A neat front garden and path welcomes you to the property and to the rear is a fully enclosed garden laid to lawn with a patio area, offering a great space for outdoor dining in the warmer months and a safe place for children and pets to play. There are two allocated parking bays outside the property.

Factor

The communal areas around the development are factored by Hacking & Paterson at a cost of approximately £180 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





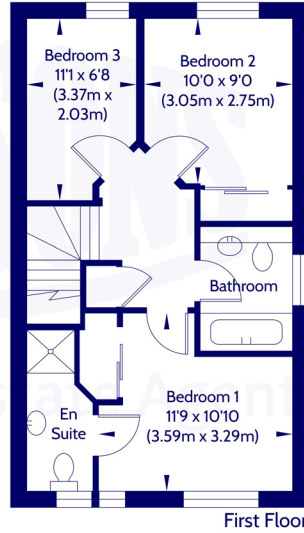
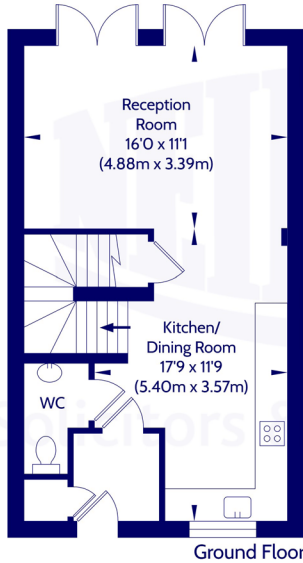
Location

Longwall Gardens is located in the popular West Lothian village of Uphall Station situated between Livingston and Broxburn. There are local amenities available within the village with Livingston having fabulous shops, leisure and recreational facilities. An efficient bus service operates throughout West Lothian and provides access to and from Edinburgh and surrounding areas, and there is also easy access to the M8/M9 motorway networks and Edinburgh Airport. For those seeking an alternative method of transport Uphall Station has its own railway station and is a short walk from the property.





Approx. Gross Internal Floor Area 85.87 Sq M / 925 Sq Ft.



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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