



33 James Young Avenue, Uphall Station, EH54

Set within a contemporary residential development in the highly desirable commuter village of Uphall Station, this beautifully presented three-bedroom detached home offers stylish, thoughtfully designed accommodation and immaculate interiors throughout. Ideally positioned just a short walk from the local railway station, the property provides exceptional connectivity to both Edinburgh and Glasgow, as well as convenient access to Edinburgh Airport and the M8/M9 motorway network.

Meticulously maintained by the current owners and still benefiting from the remainder of the NHBC warranty, the property presents an excellent opportunity for families and professionals alike. There is also potential to convert the integral garage into a fourth bedroom or additional living space, subject to the necessary consents - a modification already undertaken by several neighbouring properties within the development.

Interior

The welcoming entrance vestibule leads into a stunning open-plan living, dining, and kitchen space designed for modern living. This bright and sociable area features elegant grey oak-style Amtico flooring and bespoke fitted media unit, creating a refined yet comfortable living environment. French doors open directly onto the rear garden, allowing natural light to flood the space while providing seamless indoor-outdoor living.

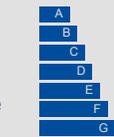
The contemporary kitchen is fitted with a range of sleek gloss white units complemented by laminate worktops and integrated Smeg appliances, including a gas hob with extractor hood, microwave, electric fan oven, and fridge freezer.



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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A separate utility room offers additional storage and practicality, complete with worktops, sink, and plumbing for both washing machine and tumble dryer. A stylish downstairs WC with wash hand basin and a useful storage cupboard completes the ground floor accommodation.

Upstairs, the landing provides access to a deep storage cupboard and loft hatch offering further storage capacity.

The principal bedroom is generously proportioned and features built-in wardrobes along with a modern en-suite shower room.

Two further well-sized bedrooms both benefit from fitted mirrored wardrobes and soft carpeting. The contemporary family bathroom is partially tiled and fitted with integrated vanity furniture, wash basin, WC, and a bath with Mira electric shower overhead.

Exterior

Externally, the property enjoys well-maintained private gardens. The fully enclosed rear garden has been thoughtfully landscaped with artificial lawn and stylish urban-grey porcelain patio areas, creating an ideal space for relaxing or entertaining.

To the front, a monoblocked driveway provides off-street parking for up to three vehicles and leads to the integral single garage, which is equipped with power, lighting, and an up-and-over door.

Location

The property forms part of the sought-after Uphall Station Village development within the village of Uphall Station and conveniently located between Livingston and Broxburn. Local amenities include a nearby Scotmid convenience store, with an extensive selection of retail, dining, and leisure facilities available in Livingston. Further shopping and retail parks can be found at The Gyle Shopping Centre and Hermiston Gait Retail Park. The village also benefits from its own primary school, with secondary schooling located a short distance away.

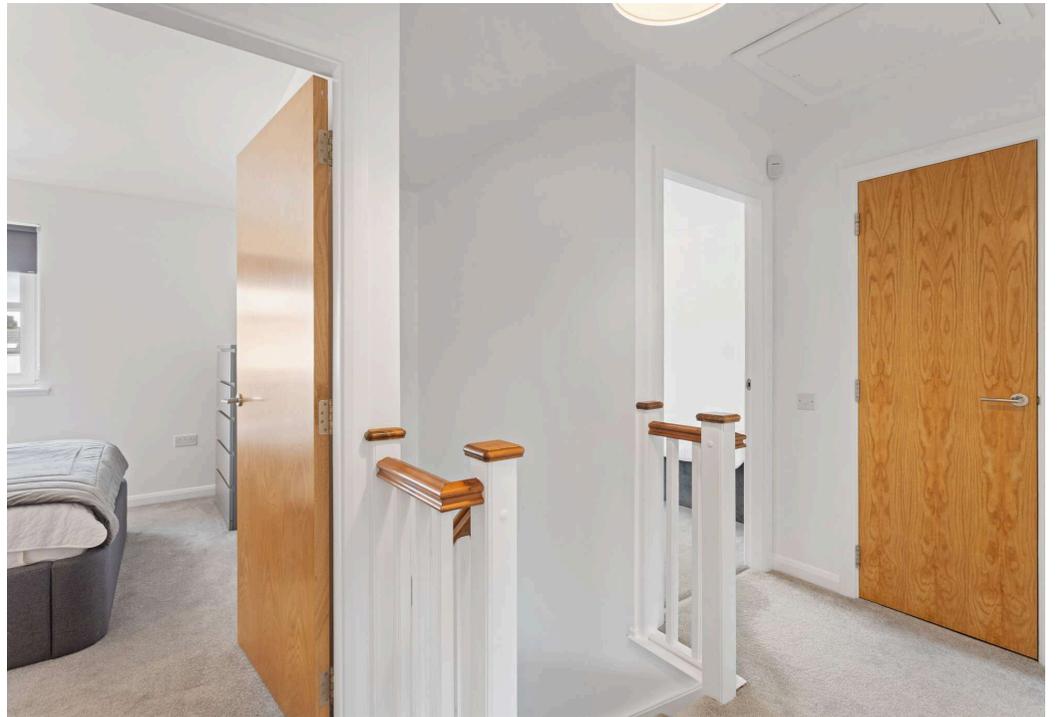
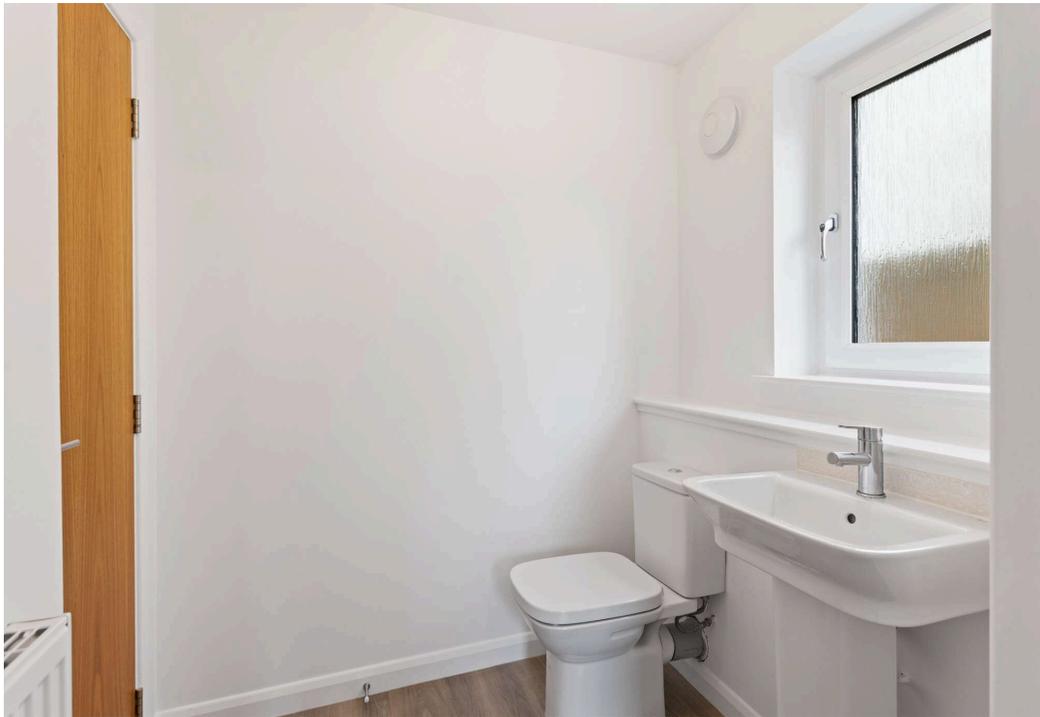
With excellent public transport links, including regular bus services and a railway station within easy walking distance, the property offers superb accessibility for commuters travelling across West Lothian and into Edinburgh.

Extras

All light fittings, fixed floor coverings, window blinds, and integrated kitchen appliances are included within the sale. Selected items of furniture and freestanding appliances may be available by separate negotiation.

Council tax - Band E



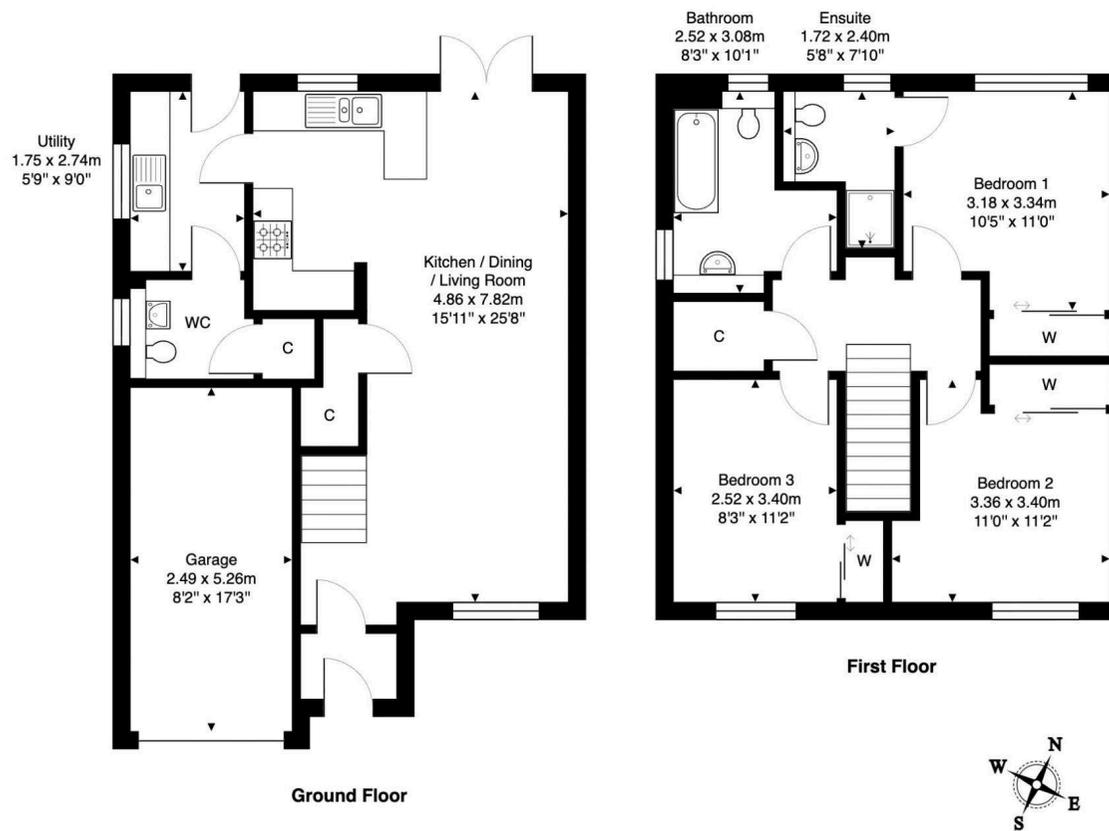








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Total Area: 98.6 m² ... 1061 ft² (excluding garage)

All measurements are approximate and for display purposes only.

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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