

Turpie
&Co



1 Longwall Gardens, Uphall Station,
EH54 5FG

Visit www.turpies.com
or telephone 01506 668448



1

Longwall Gardens, Uphall Station



Upgraded to an exceptional standard throughout and featuring an expansive landscaped garden and double garage, this luxurious four-bedroom property in Uphall Station is presented in pristine condition.

Designed for the ultimate in comfortable family living, the home occupies a large plot peacefully situated next to open green space. Spanning two floors it showcases a stylish dual-aspect lounge; a contemporary and spacious dining kitchen that opens onto the rear garden and includes an adjacent utility room; four beautifully decorated double bedrooms (one with an en-suite shower room); a chic family bathroom, and a versatile snug.

Situated within an exclusive semi-rural development, this stunning residence seamlessly blends modern convenience—close to amenities, schools, and transport links—with the serenity of nature, including the nearby scenic Shale Trail leading to Almondell Country Park.

What's special about this house

- Exceptional four-bedroom family home, set within an exclusive, peaceful development.
- Dual-aspect and spacious living room boasting a stylish décor of Moduleo flooring and crisp white wall finishes.
- Spectacular dining kitchen with French doors opening to the rear garden. It showcases a U-shaped design with under-base lit handleless gloss light grey wall and floor cabinetry, grey brick-effect splashback, and silestone worktops. High-spec SMEG integrated appliances include an extractor hood, oven, gas hob, dishwasher, and fridge/freezer whilst a breakfast bar seats two comfortably. The adjoining utility provides further storage.
- Versatile and cosy snug with twin windows, Moduleo flooring and decorative wall panelling.
- Inviting principal double bedroom featuring built-in mirrored wardrobes and a luxurious en-suite shower room complete with a chrome towel radiator, hidden cistern WC, and washbasin built into vanity.
- Three tastefully presented and bright double bedrooms.
- Neat lawn to the front. Expansive and beautifully landscaped rear garden combining sandstone paving with a lush lawn, the perfect retreat for relaxation and entertaining.
- Monoblock driveway and double garage
- Sought-after residential development close to an array of amenities, transport links, schooling, and green space.









Location and Amenities

- Catchment for Pumpherston and Uphall Station Primary School, and Broxburn Academy
- Uphall has a selection of convenience stores along with bustling pubs and eateries
- Nearby Livingston has an array of popular and well-known retailers, restaurants, and leisure activities
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (15 miles) and Glasgow (33 miles); the M9 is a short drive away
- Uphall Train Station with regular and swift links to Edinburgh and Glasgow is less than a ten-minute walk
- Edinburgh International Airport is 6 miles away
- Scenic green spaces nearby include Almondell and Calderwood Country Park
- Close to family-friendly recreational activities such as Pumpherston Golf Club, Xcite Broxburn Leisure Centre, Uphall Golf Club and Houston Farm Riding Club

“Luxurious four-bedroom home with a landscaped garden and double garage, perfectly blending modern convenience with serene natural surroundings.”

Home Report valuation	£ 400,000
Internal floor area	156m ²
School catchment	Pumpherston and Uphall Station Primary School, Broxburn Academy
EPC Rating	Band B
Council tax band	Band F
Train station	Uphall Train Station, Livingston North

Extras

All floor coverings, all light fittings (will replace non standard light fittings with standard ceiling roses), integrated oven/hob, dishwasher, and fridge/ freezer.

Ground Floor



First Floor



Dimensions

Ground Floor

Living Room	5.57m x 3.51m
Kitchen/Dining	6.08m x 3.83m
Snug	3.32m x 2.31m
Utility Room	2.26m x 1.84m
WC	2.46m x 1.41m

First Floor

Bedroom (1)	3.77m x 2.81m
Ensuite	2.85m x 1.74m
Bedroom (2)	3.51m x 3.31m
Bedroom (3)	3.49m x 2.85m
Bedroom (4)	2.62m x 2.39m
Bathroom	2.22m x 2.00m

Turpie
&Co



Turpie Co

Pioneers in Property



Kirsty Black
Property Manager

Visit www.turpies.com
or telephone 01506 668448



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.