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179



James Young Avenue, Uphall Station, EH54 5FE

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# 179



## James Young Avenue, Uphall Station

This impressive three-bedroom semi-detached family home offers stylish modern living in Uphall Station. Finished to a high standard throughout, it boasts a well-designed layout, quality fixtures and fittings, and bright, welcoming interiors.

The ground floor comprises a sleek dining kitchen, perfect for everyday dining and entertaining, alongside a generous light-filled lounge with direct access to the rear garden. A convenient guest WC completes the level. Upstairs, the home offers three comfortable bedrooms, including a principal bedroom with its own en-suite shower room, as well as a contemporary family bathroom.

Externally, the property benefits from close proximity to excellent transport links, local amenities, green space, and well-regarded schools.

### *What's special about this house*

- Beautifully presented three-bedroom semi-detached family home in Uphall Station characterised by a well-designed layout, quality fixtures and fittings, and bright, welcoming interiors.
- Warm and inviting lounge opening to the enclosed rear garden. Decorated with Amtico flooring and a neutral colour palette it is a delightful place to relax.
- Stylish contemporary dining kitchen showcasing matt white wood-effect wall and floor units, illuminated wood-effect worktops, an exposed stone-inspired splashback, and high-spec integrated SMEG appliances that include a gas hob, extractor hood, an oven and an eye-level grill that is also a combi oven/microwave.
- Luxurious principal double bedroom with built-in mirrored wardrobes and an en-suite shower room with a hidden cistern WC and washbasin.
- Landscaped rear garden with a low-maintenance artificial lawn and decking creating the ideal retreat to entertain or enjoy family life.
- Detached garage, monoblock driveway and front garden.
- There's a community hub that can be booked for events such as parties.
- Hive heating system.

















## Location and Amenities

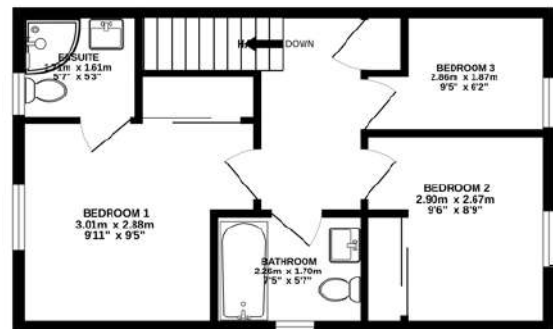
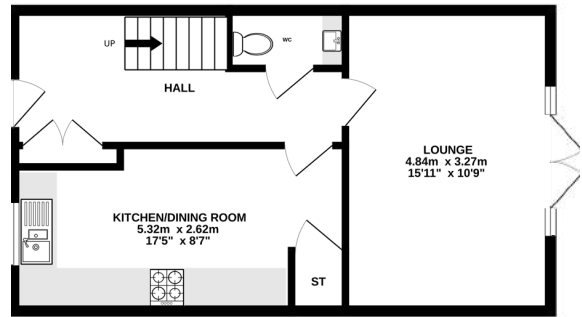
- Catchment for Pumpherston and Uphall Station Community Primary School and Broxburn Academy
- Uphall has a selection of convenience stores along with bustling pubs and eateries
- Nearby Livingston has an array of popular and well-known retailers, restaurants, and leisure activities
- Ideal commuter 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 within easy reach
- Edinburgh International Airport is 8 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

*“Impressive three-bedroom semi-detached family home offering stylish modern living”*

|                       |   |
|-----------------------|---|
| Home Report valuation | £285,000                                    |
| Internal floor area   | 85m <sup>2</sup>                            |
| School catchment      | Pumpherston & Uphall PS<br>Broxburn Academy |
| EPC Rating            | Band B                                      |
| Council tax band      | Band D                                      |
| Train station         | Uphall Train Station                        |

### Extras

All floor coverings, all blinds, integrated oven/hob, dishwasher, fridge/freezer, garage and CCTV are included



### Dimensions

#### Ground Floor

|                     |              |
|---------------------|--------------|
| Lounge              | 4.84 x 3.27m |
| Kitchen/Dining Room | 5.32 x 2.62m |
| WC                  | 0.93 x 1.86m |

#### First Floor

|           |              |
|-----------|--------------|
| Bedroom 1 | 3.01 x 2.88m |
| En-suite  | 1.71 x 1.61m |
| Bedroom 2 | 2.90 x 2.67m |
| Bedroom 3 | 2.86 x 1.87m |
| Bathroom  | 2.26 x 1.70m |

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.



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Kirsty Black  
Property Manager

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