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solicitors & estate agents



## 55 MacFarlane Place, Uphall

Offers Over £120,000

- Spacious Terraced Family Home
- 3 Double Bedrooms
- Dining/ kitchen
- Good Storage
- Great Potential
- Gas Central Heating
- Off Street Parking
- Early Viewing Advised





# 55 MacFarlane Place, Uphall

## Description

Situated in a popular residential area 55 MacFarlane Place, Uphall is a spacious mid terrace family home. Although this property is in good condition throughout it still has great potential and early viewing is advised. The property benefits from gas central heating, double glazing, good storage and off street parking. We expect this property to be very popular so early viewing is advised

## Accommodation

The accommodation is arranged over two levels and comprises: reception hallway with a walk in storage cupboard. The spacious lounge has aspects to the front and rear making it naturally light and airy. The good size dining kitchen has a range of base and wall mounted units, complementary work tops, gas hob and electric oven.

The upper level houses three double bedrooms and family bathroom which has a shower above the bath.

## Outside

The garden to the rear is primarily laid to lawn. There is a driveway giving off street parking. The garden to the front is also laid to lawn.

## Local Area

The popular village of Uphall boasts a good range of local shopping facilities serving every day needs. For a more extensive range Almondvale Shopping Centre in Livingston, the Gyle Shopping Centre and Hermiston Gait Retail Park, both in Edinburgh are all within easy reach. Uphall railway station together with the motorway network to Edinburgh & Glasgow are within close proximity providing excellent commuting links and regular public transport services travel to Edinburgh's City Centre. Leisure and recreational facilities are available nearby including a swimming pool and leisure centre and for those who enjoy the outdoors, there are several local golf courses nearby together with Beecraigs Country Park and the Almondvale Country park both of which are easily accessible from Uphall. Macdonald Houstoun House Hotel is within the vicinity offering spa treatments, a fully equipped gym and much more!

## Lounge

5.86m x 3.35m (19'3" x 11'0")

## Kitchen

3.20m x 3.67m (10'6" x 12'0")

## Bedroom 1

3.78m x 2.72m (12'5" x 8'11")

## Bedroom 2

3.78m x 4.34m (12'5" x 14'3")

## Bedroom 3

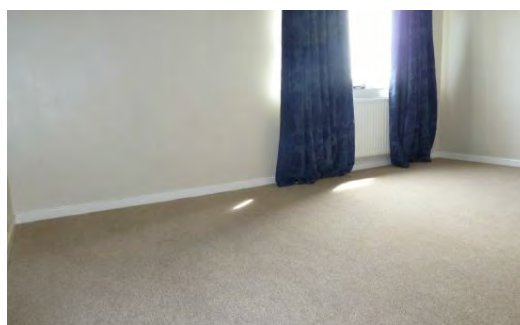
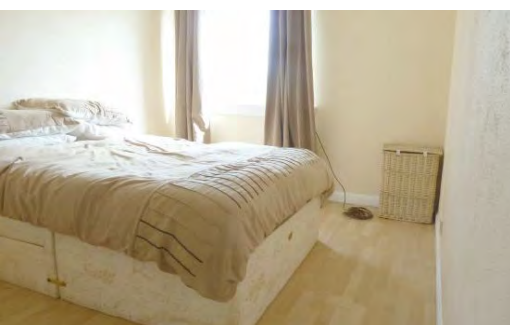
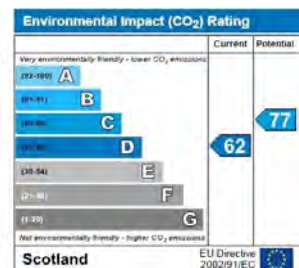
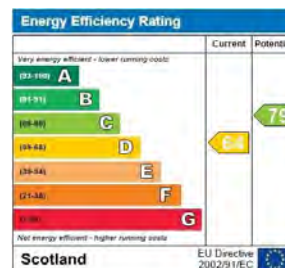
2.96m x 3.40m (9'9" x 11'2")

## Bathroom

2.11m x 1.80m (6'11" x 5'11")

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



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