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46 MacFarland Place, Uphall

Offers Over £115,000

- End Terrace Villa
- 3 Bedrooms
- Spacious Contemporary Kitchen
- Modern Bathroom
- Good Storage
- Fresh Decor
- Enclosed Garden
- Early Viewing Recommended



46 MacFarland Place, Uphall

Description

Located in the popular village of Uphall is this well presented chalet style villa. The property has been tastefully adapted to allow living on the ground floor and will suit a variety of buyers including the less mobile, retirees and the first time buyer. The property has gas central heating, double glazing, good storage and fresh decor throughout. Early viewing is highly recommended.

Accommodation

The property comprises a modern contemporary kitchen with ample base and wall units, complementary work tops, electric ceramic hob and a wall mounted oven. The island work station has a stainless steel sink and an integrated washing machine. French doors gives access to the rear garden. The lounge is just off the kitchen and also has French doors to the rear. The original lounge has been converted to a double bedroom with built in wardrobes. The stylish bathroom is on the lower level and has a shower above the bath.

The upper level houses two double bedrooms with Dormie style windows and built in storage,

Outside

There is an enclosed garden to the rear with a timber decking area and an area laid to lawn.

Parking is on street.

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

3.34m x 3.20m (10'11" x 10'6")

Kitchen

3.90m x 2.97m (12'10" x 9'9")

Bedroom 1

3.29m x 2.39m (10'10" x 7'10")

Bedroom 2

2.90m x 2.92m (9'6" x 9'7")

Bedroom 3

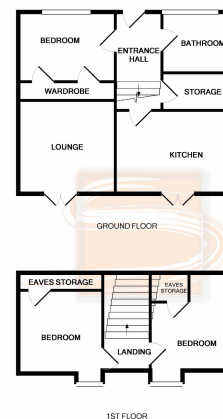
3.34m x 2.92m (10'11" x 9'7")

Bathroom

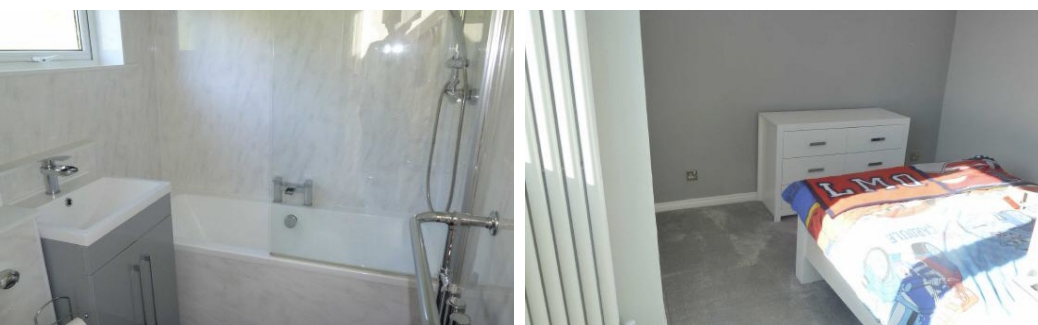
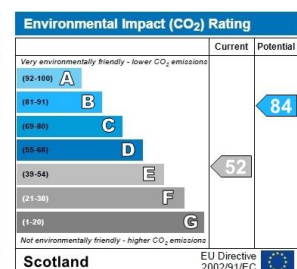
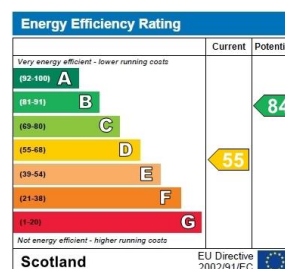
1.94m x 1.65m (6'4" x 5'5")

Contact Us

To arrange a viewing or for further details please call 01506 826232 or email property@sneddons.com.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such to only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metreplan 2023



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