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sneddons
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35 Loaninghill Park, Uphall

Offers Over £140,000

- Semi Detached Villa
- 2 Double Bedrooms
- Kitchen Diner
- Wet Room
- WC
- Cul De Sac Location
- Off Street Parking
- Excellent Potential



35 Loaninghill Park, Uphall

Description

A spacious family home with excellent potential is offered to the market and is situated in a highly sought after area. The accommodation would benefit from some cosmetic upgrading and is situated in a quiet cul de sac and is well placed for schools, shopping, local amenities and public transport. This lovely semi detached villa will suit a variety of buyers and further benefits from gas central heating, double glazing, good storage and off street parking. Early viewing is essential to fully appreciate the potential and space this property has to offer.

Accommodation

The generously proportioned accommodation is arranged over two levels and includes on the ground floor reception hallway with a walk in storage cupboard, a good sized lounge, an open plan kitchen diner which has wall and base units, complementary work tops and gas cooker. The WC completes the ground floor. The upper level houses two double bedrooms and the wet room. There are three built in storage cupboards on the upper hallway.

Local area

Uphall is a small Fairtrade village in West Lothian, renowned for its excellent location and close proximity to the M8. There is a railway station at Uphall Station with commuter services to both Edinburgh and Glasgow. The area provides good local shopping and other amenities whilst nearby Livingston offers a more extensive range of retail facilities, including the Almondvale Shopping Centre and the McArthur Glen Designer Outlet Village.

For those who enjoy the outdoors, there are several local golf courses and plenty of opportunities for walking, cycling and horse riding around the popular Beecraigs Country Park, Almondell County Park and the Union canal.

Good schooling at primary and secondary level is at hand with Uphall Primary School being particularly close by.

Outside

There are low maintenance gardens to the front, rear and side and off street parking to the front and a driveway to the rear.

Lounge

3.46m x 3.88m (11'4" x 12'9")

Kitchen Diner

6.42m x 2.36m (21'1" x 7'9")

WC

1.75m x 0.81m (5'9" x 2'8")

Bedroom 1

4.17m x 2.66m (13'8" x 8'9")

Bedroom 2

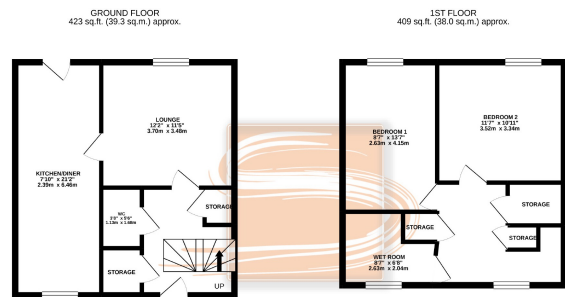
3.29m x 3.55m (10'10" x 11'8")

Wet Room

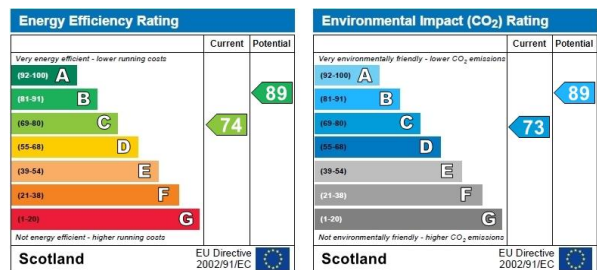
2.00m x 2.00m (6'7" x 6'7")

Contact Us

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



TOTAL FLOOR AREA - 833 sq ft (77.4 sq m) approx.
Wherever an element has been measured the accuracy of the figures contained here, measurements, dimensions, volumes, areas and floor levels are approximate and are intended to guide the buyer's general impression. The accuracy of the measurements and dimensions are not intended to be used for any purpose other than to provide a general impression. The accuracy of the measurements and dimensions are not intended to be used for any purpose other than to provide a general impression. The accuracy of the measurements and dimensions are not intended to be used for any purpose other than to provide a general impression.



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