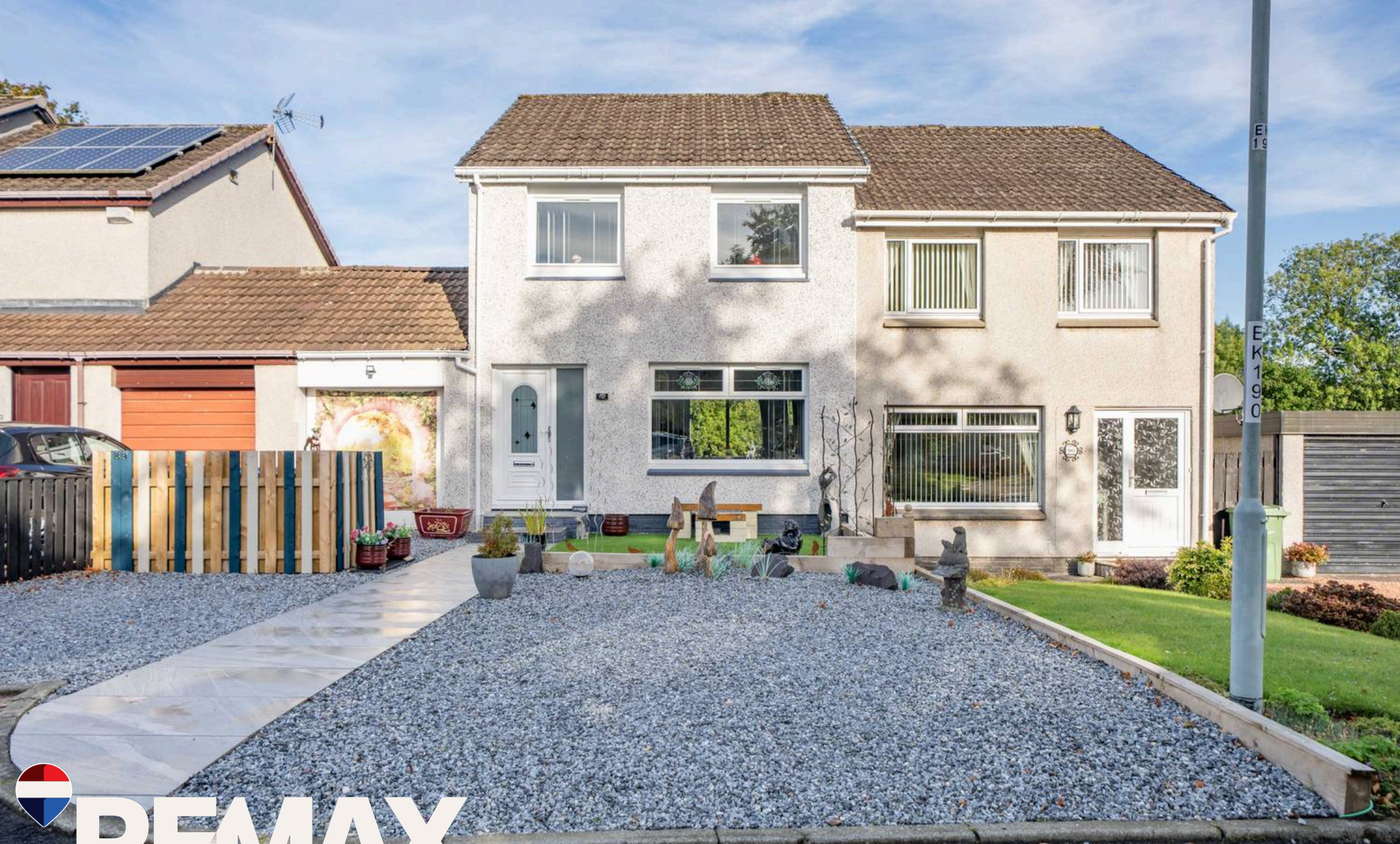




REMAX
Property

89 Houstoun Gardens, Uphall Offers Over £234,000



Derrick Mooney & REMAX Property are delighted to bring to the market this stunning three bedroom semi detached house, tucked away in a peaceful cul-de-sac in a sought after location that's ideal for commuters. Step inside and you'll find a home that's been thoughtfully updated, starting with recently fitted double glazing and stylish new front and back doors. The heart of the home is the stunning, contemporary kitchen, dining area which has been recently fitted and designed with both style and practicality in mind. The bathroom has also been upgraded to a modern, sleek finish. With three well-proportioned bedrooms, there's plenty of space for family, guests or even a home office if you're working remotely. This home offers the perfect blend of comfort, style and convenience, with easy access to transport links, shops and local amenities.

Council Tax band: C

Tenure: Freehold

Uphall boasts a great selection of local amenities, including independent shops, restaurants, and an award winning butcher. Nearby Broxburn adds even more convenience, offering additional shopping options and leisure facilities such as a sports centre. The area is well served for families, with both primary and secondary schooling available. Livingston is just a short drive away, providing extensive retail opportunities at The Centre and the Designer Outlet. Ideal for commuters, the location offers easy access to the central Scotland motorway network, Uphall Train Station is within walking distance, and Edinburgh Airport can be reached in minutes by car.

Lounge

16' 4" x 10' 6" (4.98m x 3.19m)

A gorgeous contemporary lounge, beautifully presented with a striking feature media wall incorporating an elegant electric fireplace, creating a warm and inviting focal point to the room. A large front-facing window floods the space with natural light while offering a pleasant outlook over the front garden. The stylish, well-proportioned room provides a sophisticated yet comfortable setting, ideal for both relaxing and entertaining.

Kitchen/Dining Area

16' 1" x 10' 4" (4.89m x 3.14m)

A recently fitted, stylish kitchen and dining area, thoughtfully designed to combine contemporary style with practicality. The kitchen features a central island, complemented by an excellent range of grey and white wall and base units, internal cupboard with pantry providing ample storage and workspace. Integrated appliances include a ceramic hob and electric oven. The kitchen benefits from a convenient external exit door, while the adjoining dining area features attractive double patio doors, allowing an abundance of natural light to flood the space and providing easy access to the garden.

Double Bedroom

13' 9" x 9' 8" (4.18m x 2.94m)

A generous-sized double bedroom, beautifully presented with neutral décor and attractive wood-effect flooring. The room offers excellent space for a range of bedroom furnishings and benefits from a large front-facing window.





Bathroom

7' 0" x 6' 6" (2.14m x 1.99m)

A recently fitted, strikingly beautiful bathroom, finished to an exceptional contemporary standard. The stylish suite comprises a bath with overhead shower, modern vanity unit with inset basin and mixer tap, and WC. Attractive wet wall panelling provides a sleek, low-maintenance finish, creating a fresh, luxurious and highly inviting space.

Double Bedroom

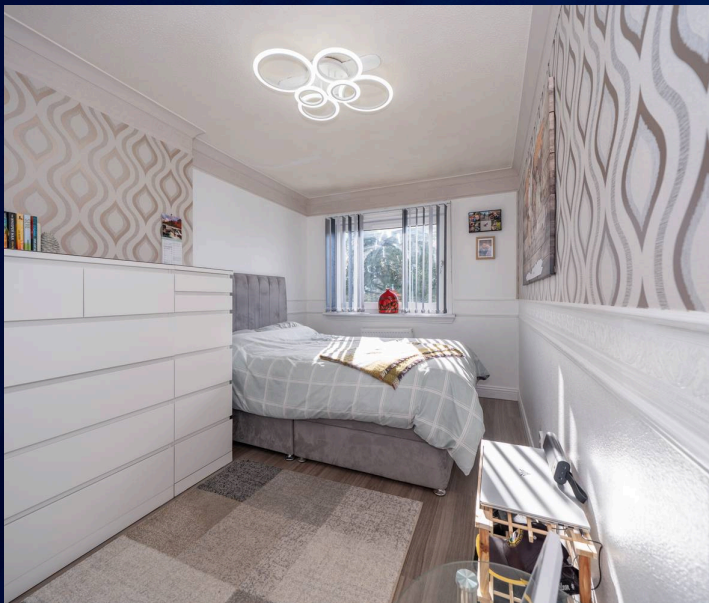
11' 1" x 9' 7" (3.39m x 2.93m)

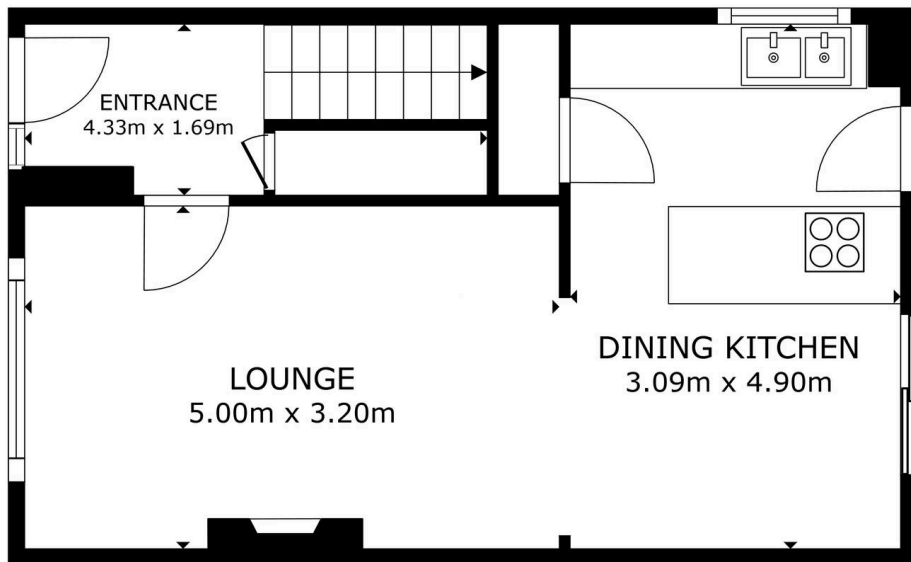
A beautifully presented modern double bedroom, featuring a stylish fitted wardrobe extending the full length of one wall, providing excellent storage. The room is enhanced by recessed downlighting and attractive wooden flooring, creating a contemporary and inviting atmosphere. A rear-facing window overlooks the fully enclosed rear garden.

Bedroom

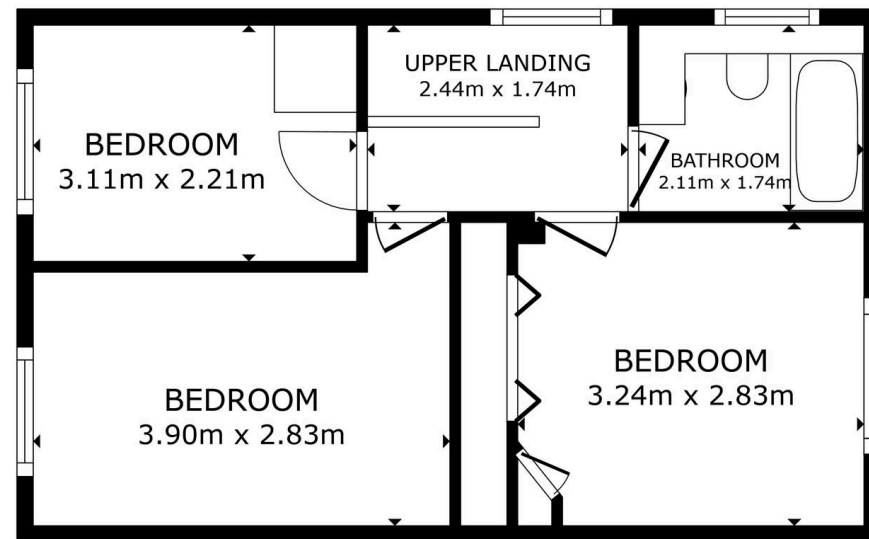
10' 8" x 7' 10" (3.25m x 2.38m)

A bright and versatile bedroom/office featuring neutral décor and attractive laminate flooring, creating a clean and contemporary feel. A front-facing window provides plenty of natural light and offers an outlook over the driveway. The room provides flexible space suitable for use as either a comfortable bedroom, home office or study.





FLOOR 1



FLOOR 2



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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.