

Executive family villa

In a popular residential location



111 South Middleton

Uphall, Broxburn, West Lothian, EH52 5GA



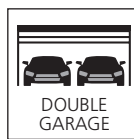
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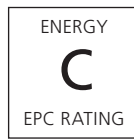
4/5 BED



2 BATH + WC



DOUBLE
GARAGE



ENERGY

C
EPC RATING



THE LOCATION

The popular village of Uphall is a small Fairtrade village in West Lothian. Renowned for its excellent location and close proximity to the M8 and M9 Broxburn and Uphall are commuter towns to Glasgow, Edinburgh, Stirling and onwards travel northwards, there are railway stations at Uphall, Edinburgh Park, Linlithgow, Livingston and Bathgate with commuter services to both Edinburgh and Glasgow.

Linlithgow and Uphall provide good local shopping and other amenities whilst Livingston offers a more extensive range of retail facilities, including the Almondvale Shopping Centre and the McArthur Glen Designer Outlet Village. Edinburgh and Glasgow are 13 and 32 miles away respectively, and both cities offer a comprehensive range of shops, services and cultural opportunities.

There is a good selection of public houses, including The Volunteer Arms, The Oatridge Hotel and Houston House Hotel. For those who enjoy the outdoors, there are several local golf courses including courses at Uphall, the popular Deer Park Course at Livingston and the Championship course at Dalmahoy.

There are plenty of opportunities for walking and riding around the popular Beecraigs Country Park and the Almondvale county park which are both easily accessible from Uphall. Schooling of good repute is available for both primary and secondary education. After a busy day at the office, relax at the Macdonald Houstoun House Hotel which offers spa treatments, a fully equipped gym and much more!



111 SOUTH MIDDLETON

UPHALL, BROXBURN, WEST LoTHIAN

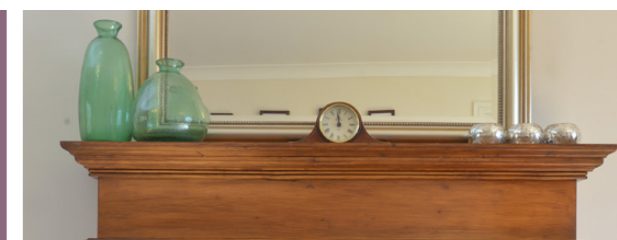




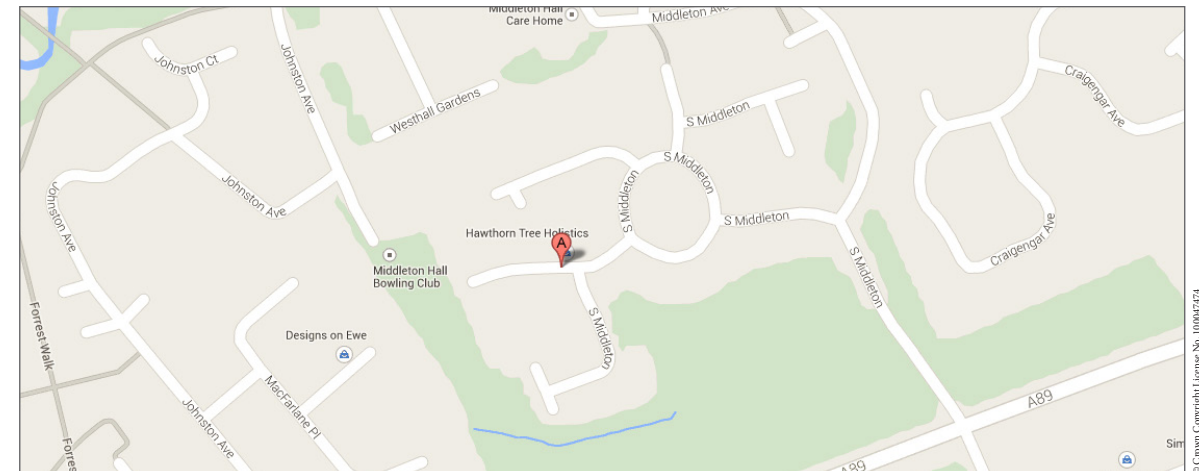
THE INTERIOR

111 South Middleton is an immaculate detached family villa nestled within an established modern estate with mature gardens. The property is presented in move-in condition. There is a welcoming entrance vestibule leading to the reception hall with stairs leading to the upper level. The lounge is pleasantly located to the front of the property with a front facing window flooding the room with natural light. The modern stylish kitchen has a full range of floor and wall mounted units with oven, hob and extractor hood. The dining room is a good size and a space for a table and eight chairs for more formal dining with family and friends. Also to the ground floor level there is a handy WC and an under stair storage cupboard. There is an internal door leading to the garage.

To the upper level, there are four good sized double bedrooms. The master bedroom features double wardrobes and an en-suite bathroom room. The four piece family bathroom completes the accommodation on offer. There is good storage throughout the property. Gas central heating and double glazing has been installed throughout. There are beautifully maintained gardens to the front and rear which have been well stocked and carefully nurtured over the years. Ample off street parking is provided by a lengthy driveway leading to the double garage.



BEDROOMS & BATHROOMS





THE GARDEN



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