





McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

65 Thomson Grove

UPHALL, WEST LOTHIAN, EH52 6BS

65 THOMSON GROVE

Uphall is situated approximately five miles west of the city boundary and is a busy community, well served with everyday local amenities, further amenities can be found in Broxburn a short walk away including bank, building society and Post Office services. The library, sports centre, golf courses and swimming pool are also nearby. The Almondvale Shopping Centre, MacArthur Glen Retail Outlet, Asda Walmart and the new Elements Shopping Centre are within easy reach by car. Residents may also wish to make the short journey to Edinburgh to the Gyle Shopping Centre. Here you will find a large shopping precinct providing every conceivable shopping outlet.

It is ideally situated for anybody wishing to travel to the neighbouring towns or for working in Edinburgh itself. Broxburn is ideally located for easy access to the M8 to Glasgow, the City Bypass and Edinburgh Airport, there is also the added convenience of the rail link at Uphall. Near the property itself, there are lovely walks along the banks of the Union Canal.

Part Exchange available, McEwan Fraser Legal is delighted to bring to market this generously proportioned, three bedroom, mid terraced property.

Briefly comprising of an entrance hall with generous storage, a bright and airy lounge offering good furniture configurations and access to the welcoming conservatory with heating. The fitted kitchen comes complete with floor to celling units, gas cooker, space for washing machine and integrated fridge freezer, and generous work top space, access to the back garden can also be found via the kitchen. The dinning room also allows for many useful furniture configurations.

On the upper level there are three bedrooms all with built-in storage and ample space for free standing furniture.

The family wet room completes the property internally with shower from mains, wash hand basin and toilet. Access to the attic can also be found on the top landing.

The front and back garden are of low maintenance. The back garden comes complete with garden sheds.

A full gas central heating system has been installed and this along with comprehensive double glazed window units should help ensure a warm yet cost effective living environment.





















PROPERTY SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.84m (15'11") x 3.79m (12'5")
Kitchen	3.38m (11'1") x 2.96m (9'9")
Dining Room	2.96m (9'9") x 2.35m (7'9")
Conservatory	2.80m (9'2") x 2.80m (9'2")
Bedroom 1	4.47m (14'8") x 3.82m (12'6")
Bedroom 2	3.89m (12'9") x 2.73m (8'11")
Bedroom 3	3.51m (11'6") x 3.14m (10'4")
Wet Room	2.11m (6'11") x 1.70m (5'7")

Gross internal floor area (m^2)

98m^2

EPC Rating

C

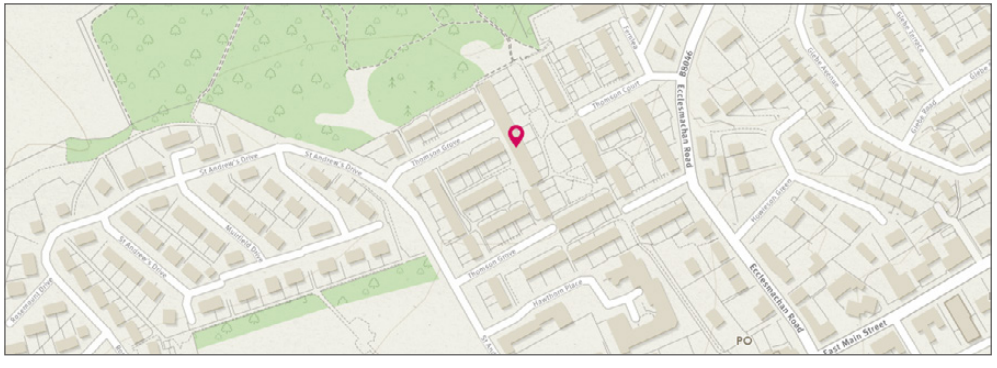


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Part Exchange Available

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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 in association with THE SUNDAY TIMES THE TIMES



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