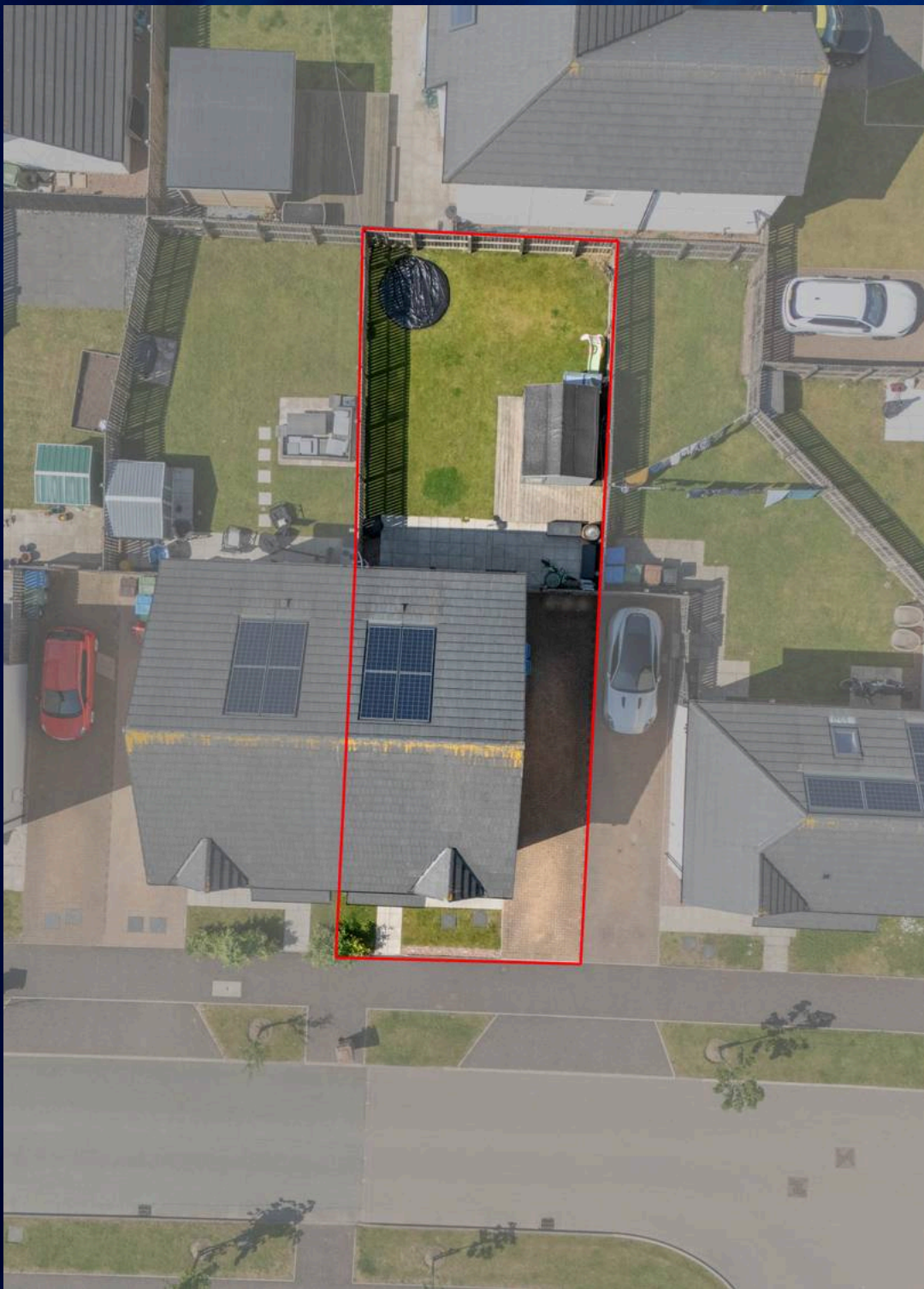




REMAX
Property

91 James Young Avenue, Uphall Station, EH54 5FA

Offers Over £264,000



Beautifully Presented Home with a South-West Facing Garden,
Great Community & Amenities Nearby!

Team Lauren and Rodaidh & REMAX Property are delighted to present to the market this excellent three Bedroom Semi-Detached property located in James Young Avenue, Uphall Station Village, EH54 5FA. Comprising of: Entrance Hall, Lounge, Kitchen, WC, Three Bedrooms, Ensuite and Bathroom. This property benefits from double glazing, solar panels, gas central heating and driveway.

Uphall Station Village is a newly formed Estate built by Dundas, which is perfectly positioned for commuting with the main train line to and from Edinburgh and Glasgow being a 5-minute drive away from the property; as well as the close proximity to the M8 & A71 road links. Uphall Station Village gives easy access the local schools and amenities. Located close to the property is the town of Livingston, where there are more shopping opportunities provided by a wealth of shops, housed in The Centre and Livingston Designer Outlet Centre.

Freehold Tenure

Council Tax Band D

Factor Fees £40-£50 per quarter

Online Booking For Viewings & Home Report Downloads On REMAX Website

Entrance Hall

17' 5" x 7' 0" (5.32m x 2.14m)

Inviting and stylish Hallway giving access to the Kitchen, WC, Lounge, Kitchen and staircase to the upper level. The Hallway has two central light fittings, painted walls, thermostat, two radiators, laminate flooring and a built-in double door cupboard.

Lounge

15' 10" x 9' 6" (4.82m x 2.90m)

Impressive Lounge with two sets of French doors flooding the space with natural light and opening beautifully onto the rear garden. There are two central light fittings, painted walls, two radiators and laminate flooring.

WC

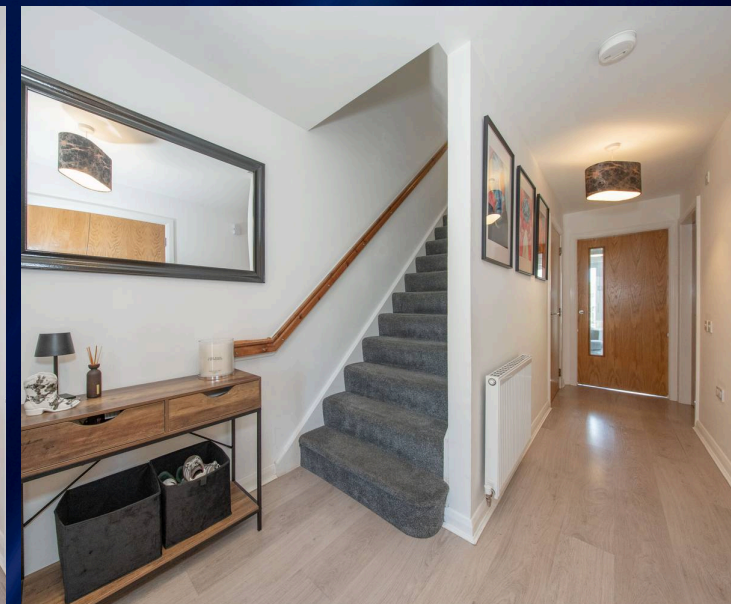
7' 6" x 3' 3" (2.29m x 0.98m)

WC located beside the Lounge and Kitchen with sink and toilet. There is one central light fitting, painted walls with tile above the sink, towel holder, one radiator and vinyl flooring.

Kitchen/Dining

17' 5" x 8' 6" (5.30m x 2.60m)

Brilliant sized Kitchen with space for dining and a double built-in cupboard space. The Kitchen has fitted wall units with lighting, base units, worktops, space for white goods, integrated gas hobs, integrated oven, integrated boiler, and one and a half stainless steel sink with mixer tap. There are two central light fittings, painted walls, front facing window, one radiator and laminate flooring.





Upper Hallway

9' 11" x 4' 11" (3.01m x 1.51m)

Hallway giving access to Bedroom 1, Bedroom 2, Bedroom 3, Bathroom and attic. There is one central light fitting, painted walls, built-in cupboard and carpet flooring.

Bedroom 1

11' 9" x 9' 10" (3.59m x 2.99m)

Excellent sized double Bedroom with shaker mirrored sliding door wardrobes, and access to the Ensuite. There is one central light fitting, wallpapered and painted walls, front facing window, one radiator and carpet flooring.

Ensuite

6' 1" x 5' 9" (1.86m x 1.76m)

Ensuite comprising of: toilet vanity, sink and shower cubicle with overhead mains operated shower. There is one central light fitting, extractor fan, side facing opaque window, built-in shelf, painted and partially tiled walls, one radiator and vinyl flooring.

Bedroom 2

11' 0" x 9' 5" (3.35m x 2.87m)

Double Bedroom located at the rear of the property with built-in mirrored door wardrobes. There is one central light fitting, rear facing window, painted walls, one radiator and carpet flooring.

Bedroom 3

11' 0" x 6' 2" (3.35m x 1.89m)

Bedroom located at the rear of the property with one central light fitting, wallpapered and painted walls, one radiator and laminate flooring.

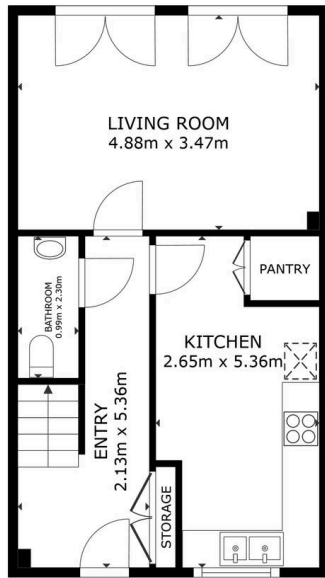
Bathroom

7' 5" x 5' 6" (2.25m x 1.68m)

Three piece Bathroom with toilet and sink vanity, along with a bath with overhead electric shower. There is one central light fitting, extractor fan, side facing opaque window, tile and painted walls, and vinyl flooring.



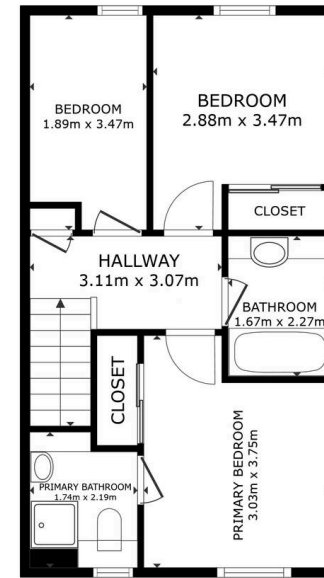




FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 43.5 m² FLOOR 2 43.5 m²
 TOTAL: 87.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 43.5 m² FLOOR 2 43.5 m²
 TOTAL: 87.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

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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.