



4 Byrehope Road, Uphall

Offers Over £175,000





Uphall is a village in West Lothian. It is 13 miles from the West End of Edinburgh, 6 miles from Edinburgh Airport. Easy access to both Motorways M8 AND M9 Nearest railway station is Uphall Station providing links to Edinburgh, Livingston, Bathgate, Airdrie and Glasgow. Education, Uphall Primary School provides primary education for the community. While there are no facilities for secondary education in Uphall itself, Broxburn Academy serves as the closest secondary school. Community facilities, situated a short walk from Uphall The Strathbrock Partnership Centre is a local community facility that contains a medical centre, library, community museum and community centre. The local hospital is St John's Hospital at Howden Livingston. Uphall offers several grocery stores, a skatepark, football fields, golf course Uphall Golf Club, bowls club Middleton Hall and a selection of public houses and hotels including the Volunteer Arms, Dovehill Arms, Oatridge Hotel and Houstoun House Hotel.

Presenting this well-presented, two-bedroom mid-terrace house located in a highly desirable area just 1.3 miles from Uphall Train Station.

Upon entering the property, you are greeted by a bright front-facing living area, ideal for relaxation or entertaining guests. The contemporary-styled kitchen boasts high gloss units, providing a sleek and modern feel to the space.

Both bedrooms feature built-in storage, offering practicality without compromising on style. The family bathroom serves as a serene retreat, equipped with essential amenities to cater to your daily needs.

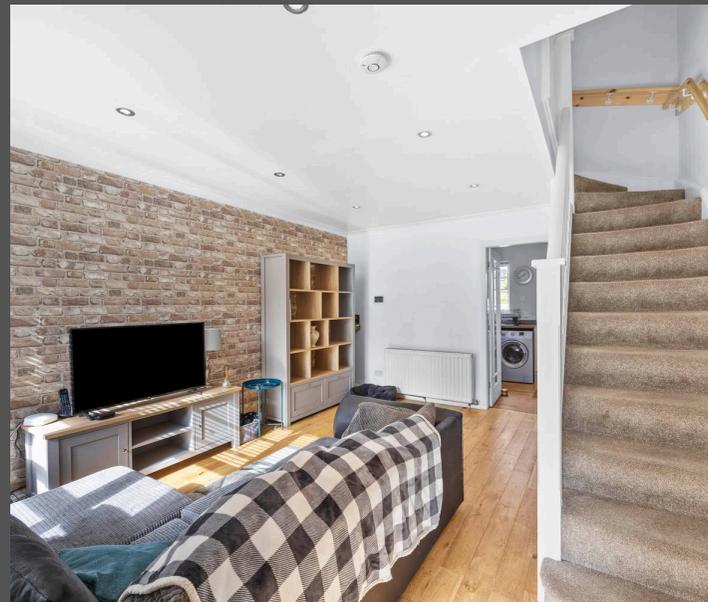


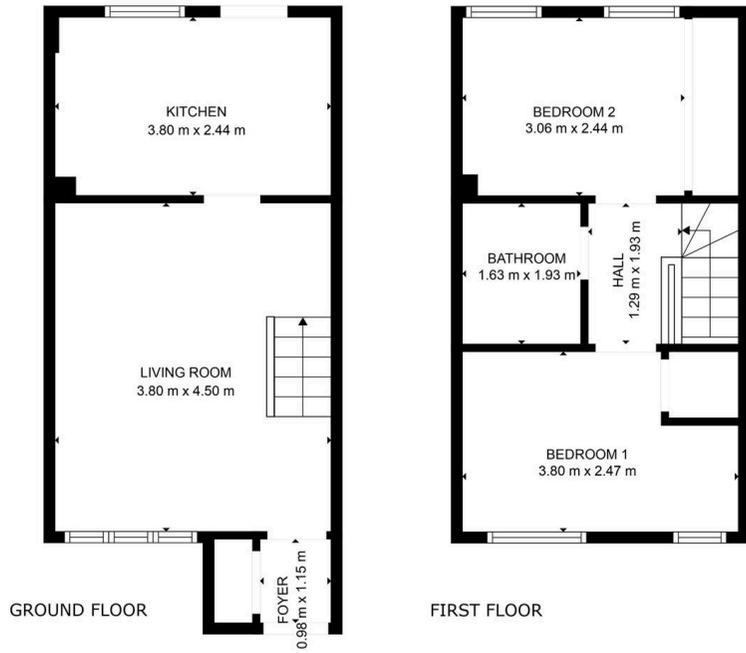
## 4 Byrehope Road

Uphall, Broxburn

- Well Presented Two Bedroom Mid Terrace House
- Both Bedrooms With Built In Storage
- Bright Front Facing Living Area
- Contemporary Styled Kitchen With High Gloss Units
- Family Bathroom
- Good Storage Options Throughout
- Set Within A Highly Desirable Area
- Allocated Parking
- GCH & DG
- Located Just 1.3 Miles From Uphall Train Station

Two-bed mid-terrace house in Uphall, 1.3 miles from train station. Bright living area, contemporary kitchen, built-in storage, modern bathroom. Good storage, allocated parking. GCH, DG, convenient location for commuters. Ideal modern home.





**TOTAL: 56 m<sup>2</sup>**  
 GROUND FLOOR: 29 m<sup>2</sup>, FIRST FLOOR: 27 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 7 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

[info@knightbain.co.uk](mailto:info@knightbain.co.uk)

[www.knightbain.co.uk/](http://www.knightbain.co.uk/)

