



5 Carledubs Crescent, Uphall

Offers Over £129,995





The town of Broxburn is well placed for commuting with easy access to the M8/M9 motorway network for travel throughout the central belt and beyond. Local buses link up the surrounding towns and villages whilst the railway station in nearby Uphall Station provides a regular service to both Edinburgh and Glasgow. Edinburgh Airport is within easy reach. Further shopping and recreational facilities are available in nearby Livingston, where The Centre, The Elements and the Designer Outlet have many high street stores, restaurants, a health club and a multi screen cinema. Alternatively, The Gyle Centre in Edinburgh is a short drive away.

Introducing this charming three-bedroom mid-terrace house boasting a well-proportioned front-facing living room, ideal for relaxation or entertaining guests. Situated within a sought-after residential area, this property offers convenience and comfort.

Upon entry, you are greeted by a bright living room, flooded with natural light, creating a welcoming atmosphere for residents and visitors alike. The front-facing aspect provides a view of the neighbourhood while maintaining privacy.

The house comprises three spacious bedrooms, offering ample space for a growing family, guests, or a home office. Each bedroom is thoughtfully designed to maximise comfort and functionality.

For those who prioritise convenience, ample off-street parking is available, ensuring a stress-free arrival and departure process. Never worry about finding a parking spot again, with



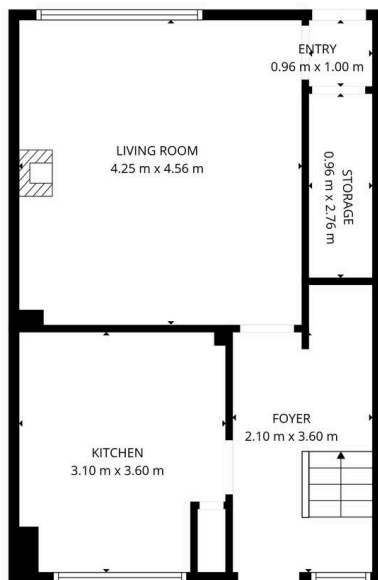
5 Carledubs Crescent

Uphall, Broxburn

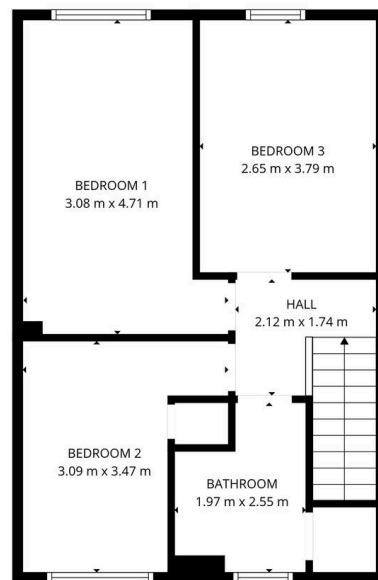
- Three Bedroom Mid Terrace House
- Bright And Well Proportioned Front Facing Livingroom
- Located Within A Popular Residential Area
- Three Good Size Bedrooms
- Walk In Shower Room
- Ample Off Street Parking
- Great Storage Options Throughout
- Fully Enclosed Rear Garden
- Council Tax Band B
- GCH

Charming 3-bed mid-terrace with spacious rooms. Ideal for family living. Bright living area, off-street parking, walk-in shower. Garden space and GCH. Council Tax Band B.





GROUND FLOOR



FIRST FLOOR

TOTAL: 85 m²
GROUND FLOOR: 41 m², FIRST FLOOR: 44 m²
EXCLUDED AREAS: STORAGE: 3 m², WALLS: 8 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn – EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

