



2 James Young Avenue, Uphall Station

Offers Over £315,000







This beautifully presented three bedroom detached house offers an exceptional opportunity to acquire a modern family home in a highly desirable location, ideal for those seeking both comfort and convenience. The property boasts three generously sized double bedrooms, one of which benefits from a stylish en-suite shower room, ensuring privacy and a touch of luxury.

The accommodation is thoughtfully arranged to maximise light and space, with a bright and spacious open plan kitchen and dining area that features patio doors, creating a welcoming atmosphere for both every-day living and entertaining guests. The kitchen is fitted with contemporary units and integrated appliances (perfect for the keen cook), while the dining area provides ample room for family meals and social gatherings.

Throughout the home, excellent storage options are provided, including built-in wardrobes and additional cupboard space, catering to the needs of a busy household. The property has been maintained to an impressive standard, reflected in its all 1's rating on the Home Report, offering peace of mind to prospective buyers. Energy efficiency is enhanced by the inclusion of solar panels, reducing utility costs and contributing to a more sustainable lifestyle. Additional features include a modern family bathroom, a welcoming entrance hallway, and a convenient downstairs WC.

The property also benefits from a garage and driveway, providing secure off-street parking and further storage solutions. Located within



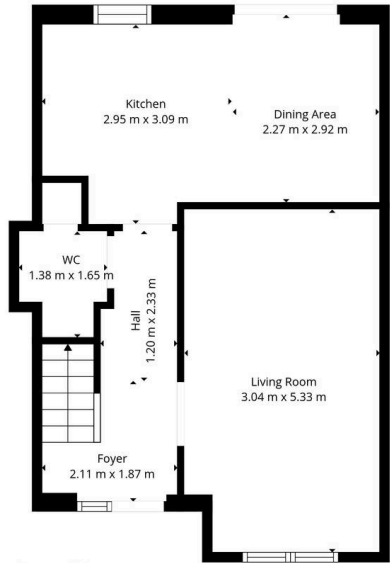
## 2 James Young Avenue

Uphall Station, Livingston

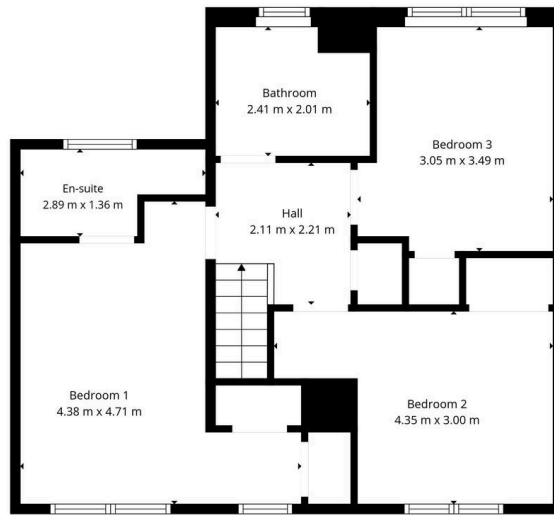
- Beautifully Presented Three Bedroom Detached House In A Desirable Location
- Three Double Bedrooms One With En-Suite
- All 1's On The Home Report
- Bright And Spacious Open Plan Kitchen/Dining Area With Patio Doors
- Excellent Storage Options Throughout
- Solar Panels
- Fully Enclosed Rear Garden
- Garage & Driveway
- Close Proximity To Uphall Train Station

Modern 3-bed detached house with en-suite, open plan kitchen diner, solar panels, garage, driveway, excellent storage, and great location near Uphall Station. Early viewing advised.





Ground Floor



1st Floor

**TOTAL: 98 m<sup>2</sup>**  
GROUND FLOOR: 42 m<sup>2</sup>, 1ST FLOOR: 56 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 10 m<sup>2</sup>  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







## 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/)

