



UPHALL
11 Fernlea, EH52 6DF

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UPHALL

11 Fernlea, EH52 6DF

VIEWING

By appointment telephone
0131 247 1010

PRICE

Offers Around £160,000

Spacious, detached family villa situated in a quiet residential cul-de-sac in a popular location within Uphall. The accommodation is in good order throughout and comprises entrance vestibule, wc, hall, spacious living/dining room with patio doors to rear and windows to front and ample space for a table and chairs. Fitted kitchen with a range of top and base units and space for appliances. Two double bedrooms with built-in wardrobes and single bedroom with recessed cupboard. Bathroom with wc, wash-hand basin and corner bath. The property sits within a good sized plot with garden areas to both front and rear. Single garage. Driveway with parking for two cars. Gas central heating.

LOCATION

The village of Uphall and adjoining town of Broxburn offer a good selection of facilities and amenities and are conveniently positioned for commuting throughout the central belt. There are good local main street shopping facilities, schooling at both primary and secondary levels, library, health centre, swimming pool and sports centre. There are regular bus services to Edinburgh and the neighbouring West Lothian towns and, at nearby Uphall station, a rail link between Bathgate and Edinburgh. The main A89 trunk road, M8 and M9 motorways, Forth Bridge and Edinburgh Airport are all within easy driving distance. For those who enjoy outdoor pursuits further recreational facilities in the area include a selection of golf courses, horse riding, fishing and Country Parks.

FIXTURES AND FITTINGS

Extras to be included in the price are all fitted carpets, blinds, light fittings and fireplace within the living/dining room.

GARDENS

The front and rear gardens are both easily maintainable. The front garden has a light pebble finish and planted display borders, which houses a selection of plants and shrubs. The rear garden is fully enclosed and is easily maintainable with a good sized deck area and a light pebble finish and planted borders which house a variety of plants and shrubs. There is access into the garage.

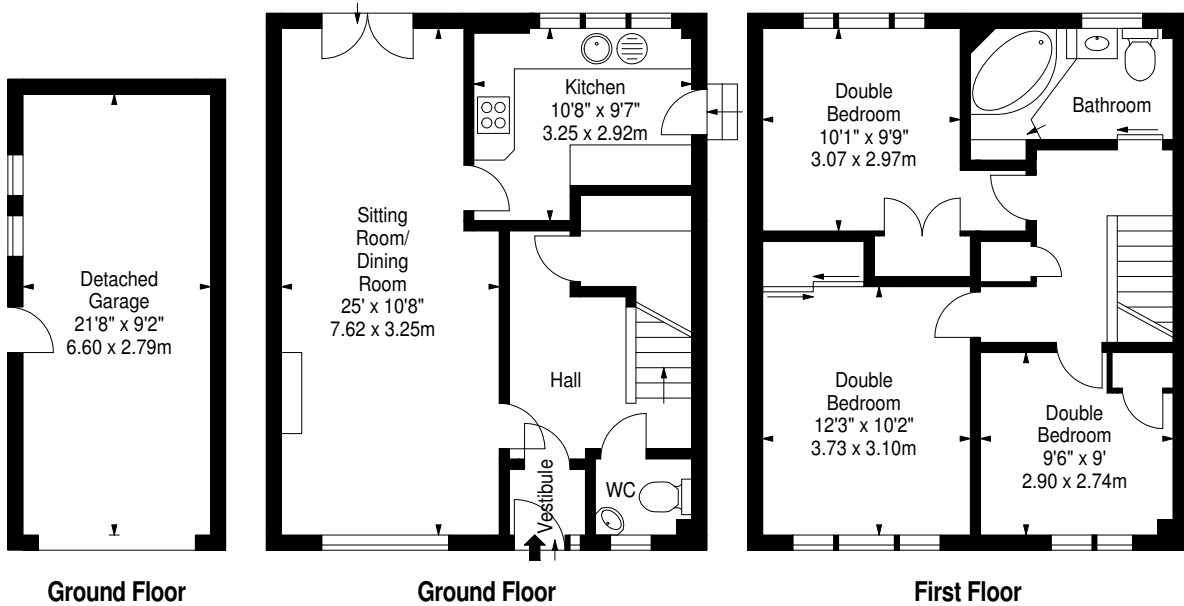
GARAGE

Single garage with up and over door with driveway to front, with parking for two cars.

Fernlea, EH52 6DF
Approx. Gross Internal Area
1012 Sq Ft - 94.01 Sq M



Garage
Approx. Gross Internal Area
201 Sq Ft - 18.67 Sq M



For identification only. Not to scale.
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