



132 Loaninghill Road, Uphall

Offers Over £230,000



## 132 Loaninghill Road

### Uphall

Welcome to Loaninghill Road, Uphall, a well presented three bedroom semi detached home offering spacious living, modern upgrades and an excellent commuter friendly location between Uphall and Broxburn. With a south facing private rear garden, open plan kitchen and dining area, conservatory, garage and a two car driveway, this property provides comfortable and practical family living.

Upon entering, you are welcomed into a bright and spacious hallway. To the right hand side sits the downstairs WC, conveniently positioned near the entrance and finished with splashback tiling and modern fittings.

Continuing along the hallway, you are introduced to the lounge at the front of the property. This is a generous and inviting space featuring a large front facing window that allows natural light to flood the room. The lounge comfortably accommodates two large sofas, making it a perfect place to relax or host guests.

To the rear of the property lies the open plan kitchen and dining area, designed to be the central hub of the home. The kitchen is fitted with a four point gas hob, integrated oven, integrated dishwasher and space for a washing machine, along with room for an American style fridge freezer. Tiling around the work areas and ample worktop space make this a practical and functional environment for cooking and entertaining. A large storage cupboard beneath the stairs provides excellent additional space, ideal for use as a pantry.

Extending from the dining area is the conservatory, a bright and versatile space that can be used as a second lounge, dining area or additional entertaining room. Patio doors lead from here directly into the rear garden, enhancing the indoor outdoor flow of the home.



Upstairs, the landing leads to three bedrooms. The principal bedroom is located to the front right of the property and comfortably accommodates a king size bed with bedside cabinets, while also benefiting from a large fitted wardrobe. Bedroom two is positioned at the rear and offers space for a small double bed along with fitted wardrobe storage. Bedroom three, located to the front of the home, is currently used as a home office and serves as a versatile space that could easily function as a nursery or single bedroom.

The family bathroom is situated at the top of the stairs and features a three piece suite comprising a bathtub with overhead electric shower and tiling around the bath area.

Externally, the property benefits from a south facing rear garden which enjoys excellent sunlight throughout the day and offers a private outdoor space for relaxing or entertaining. To the front, the home features a two car driveway and a single garage, providing valuable parking and storage options.

Loaninghill Road is ideally positioned for commuters, with Uphall Train Station nearby providing direct rail links to Edinburgh and Glasgow. The M8 motorway and A89 are also easily accessible, offering excellent road connections. Local schooling includes Uphall Primary School within walking distance and Broxburn Academy nearby, with Kirkhill Primary School also within the wider catchment area. The McDonald Houston House Hotel and Uphall Golf Course are close by for leisure activities, while Broxburn and Uphall High Streets offer a variety of shops, cafés and restaurants. Livingston is also just a short drive away, providing extensive retail, dining and leisure facilities.

This is a well located and spacious family home offering comfortable living and excellent transport links in a highly convenient West Lothian setting.

Home Report Value- £235,000

EPC - C

Council Tax Band - D

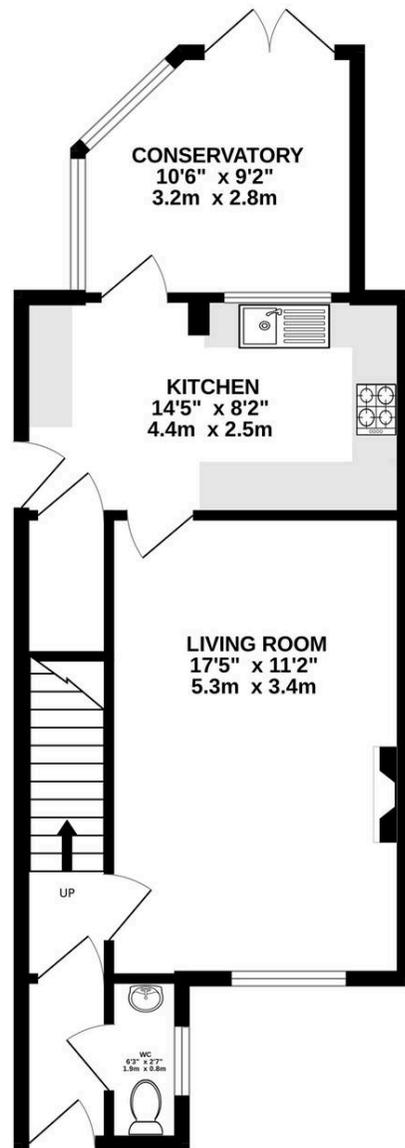
Square Ft- 860/ 79.9m<sup>2</sup>

The information contained within this advertisement is intended as a guide only and does not constitute an offer or contract. While every effort has been made to ensure accuracy, measurements are approximate and provided for indicative purposes only.

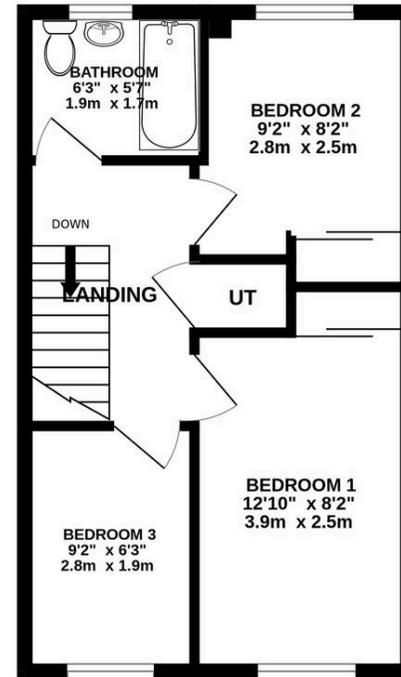




GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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