



48 Loanfoot Road, Uphall

Offers Over £120,000



48 Loanfoot Road

Uphall

Welcome to Loanfoot Road, Uphall, a beautifully presented two bedroom upper four in a block flat, offered to the market in true move in condition. Boasting a renovated kitchen and bathroom, generous room proportions, private garden, driveway parking and an excellent commuter location, this home is ideal for first time buyers, downsizers or investors alike. Accessed via its own private entrance, the property welcomes you upstairs into a spacious hallway benefiting from two generous storage cupboards, providing excellent space for linen, household essentials and everyday storage.

Positioned to the rear of the property is the impressive lounge, a bright and inviting living space featuring attractive character panelling and ample room for two large sofas, a media wall and a dining table for up to four people. A large rear-facing window overlooks the garden and fills the room with natural light.

Also located to the rear is the beautifully renovated kitchen, thoughtfully designed with both style and practicality in mind. The kitchen features a five burner gas hob, integrated oven and grill, space for a washing machine and fridge freezer, generous worktop space, and contemporary cabinetry, making it a fantastic space for everyday cooking.

The family bathroom has also been fully renovated to an excellent standard and comprises a stylish three-piece suite with wet wall panelling, elegant gold accents, a matching heated towel rail and quality finishes throughout.



To the front of the property are two exceptionally well proportioned bedrooms. The principal bedroom comfortably accommodates a super king size bed with bedside cabinets while still offering space for additional wardrobe furniture. Bedroom two is another generous double bedroom, easily accommodating a king size bed with bedside cabinets and wardrobe space, making it ideal as a guest room, children's bedroom or home office. Externally, the property benefits from a private rear garden that enjoys plenty of sunshine, creating a fantastic outdoor space for relaxing or entertaining. To the front, there is a private driveway providing off street parking for one vehicle, in addition to unrestricted on street parking.

Situated within the popular village of Uphall, the property enjoys an excellent location with everyday amenities close at hand. Uphall Primary School is within walking distance, while Broxburn Academy serves as the local secondary school. The village high street offers a range of shops, cafés, medical facilities and local services, while Uphall Golf Club is just across the road for golf enthusiasts. Uphall Railway Station is only a short drive away, providing excellent rail links to Edinburgh and Glasgow, with the nearby M8 motorway offering convenient road connections across Central Scotland. Broxburn and Livingston are also within easy reach, providing an extensive range of supermarkets, restaurants, retail outlets and leisure facilities.

Combining stylish modern upgrades, spacious accommodation, private outdoor space and an outstanding commuter location, this exceptional home is ready for its next owners to move straight in and enjoy.

Home Report Value- £125,000

EPC- C

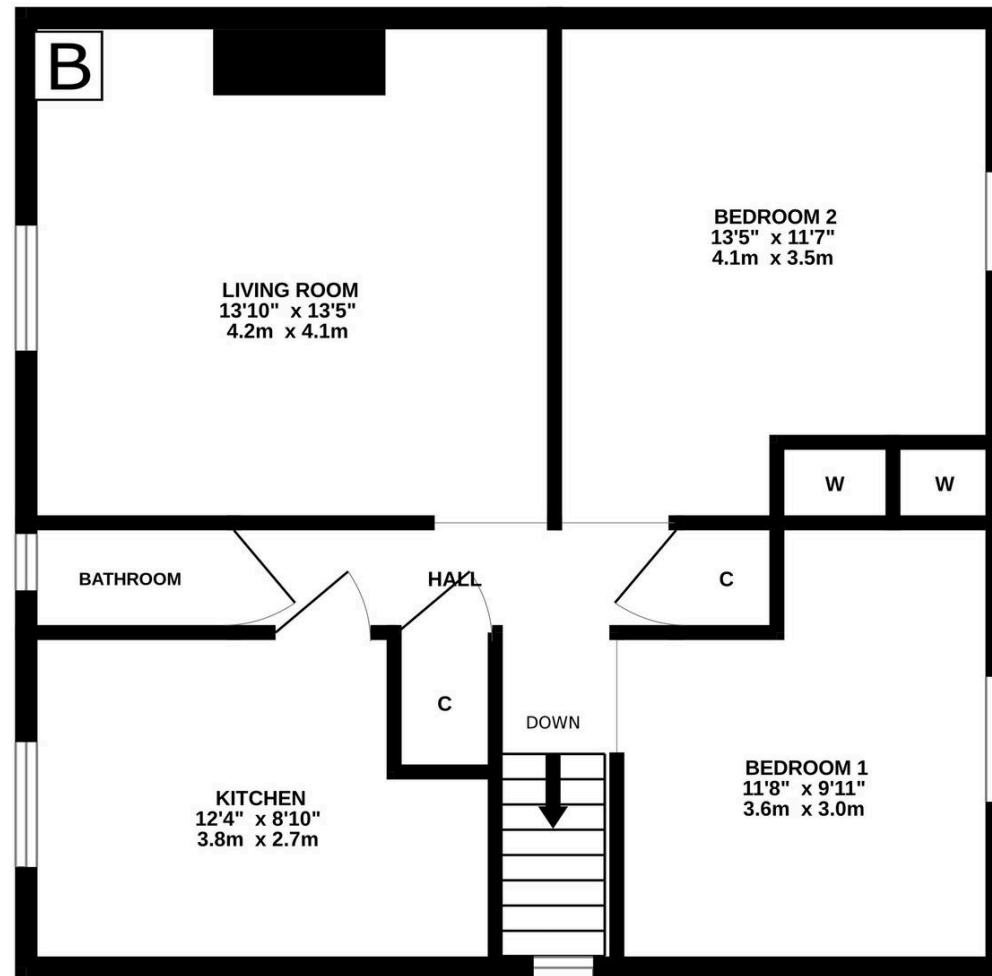
Council Tax Band- A

Square Ft- 743/ 69m2





1ST FLOOR



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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