



RE/MAX PROPERTY



16 Glebe Avenue, Uphall,
West Lothian, EH52 6DU



This fantastic terrace house is an established residential area of Uphall. A spacious property, ideal for first time buyers, families or investors. This home is ideal for many needs and offers versatile living. Lorna MacDonald and RE/MAX Property are delighted to bring this 3 bedroom property to the market.

Uphall offers an excellent range of local shops, restaurants, and a butcher. Neighbouring Broxburn, which offers further shopping and leisure facilities including a sports centre. Primary and secondary schooling are also provided. Livingston is only a short drive away, where there are more shopping opportunities provided by a wealth of shops housed in The Centre and Designer Outlet. For the commuter, there is easy access to the central Scotland motorway network, rail links and Edinburgh airport is close by.

Front Garden

The welcoming approach up paved steps and through a gate to a paved path, leading to steps and the front door. Finished with paving, grassed and planted area, bushes and a low height fence, enclosing the area.

Entrance Hallway

Entry to this inviting hallway is through a part glazed wooden door which allows natural light to enter. The fresh modern décor begins with magnolia painted walls. An under stair cupboard provides storage space. A ceiling light, a radiator, a power point, and a smoke detector complete the hallway.

Lounge Diner

3.828m x 4.631m (12'06" x 15'02")

This spacious main living space has been finished with magnolia painted walls. A window to the front allows lots of natural light into the room, being further enhanced by a ceiling light. There is a central electric fire, with a wooden surround and cream hearth. A built in half height cupboard, provides storage space, with a radiator and power points also provided.

Breakfasting Kitchen

2.129m x 3.456m (6'11" x 11'04")

This neutral kitchen has many wall and floor mounted units with light wood effect laminate frontages, co-ordinating grey speckle work surfaces, white tile splashback and decorated with magnolia painted walls. There is space for a free standing oven, an under counter washing machine and a tall fridge freezer. Natural light enters from the window to the rear of the property which is complimented by a ceiling light. The sink area comprises of a stainless sink and half with drainer and mixer tap. There is an open shelved area and an enclosed cupboard, providing storage space. A radiator and power points complete this room.

Rear Hall

The rear hallway has continued magnolia walls. A built in cupboard, providing storage space. A glazed wooden door allows natural light into the space, complimented by a ceiling light, and giving access to the rear.

Family Bathroom

1.800m x 1.977m (5'10" x 6'05")

This wet room shower room has been finished with two and half white tiled walls, and one and half black tile effect papered walls, and vinyl floor. The window to the rear of the property allows in natural light and there is a ceiling light. The suite comprises of an electric shower, a close coupled toilet and a pedestal sink. An extractor fan is also included.



Stairs and Landing

The décor continues with magnolia painted walls. There is a window to the rear, allowing natural light into this space. A double door cupboard provides shelved storage space. There is a ceiling light, a smoke detector, a power point and an attic hatch to complete this area.

Primary Bedroom

3.384m x 4.045m (11'01" x 13'03")

This spacious room has magnolia painted walls. A window to the rear of the property allows in lots of natural light and there is a ceiling light. There is a double door built-in wardrobe, with hanging and shelving space. A radiator and power sockets are also provided.

Bedroom Two

2.611m x 4.609m (8'06" x 15'01")

This lovely room has been finished with magnolia painted walls. The window to the front of the property allows in natural light and this is further complemented by a ceiling light. There is an integrated single wardrobe providing storage space. Power points and a radiator finish off this room.

Bedroom Three

2.481m x 3.455m (8'01 x 11'04)

This great third double bedroom has been finished with magnolia painted walls. The two windows to the front of the property allow in natural light. There is an integrated wardrobe, providing hanging and shelving space for the room. Power points, a ceiling light and a radiator are included.

Rear Garden

This great outdoor space has a paved area close to the property, with a paved path leading past the grassed area to the rear wooden decked area. There is a large, planted bed and a side gate for access to the front. There is a large wooden shed, which will be included in the sale. This enclosed garden provides an excellent space to sit and relax or entertain.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





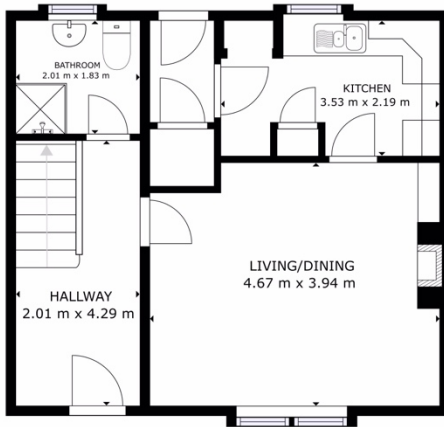


FIGURE 1
GROSS INTERNAL AREA
FLOOR 1: 15.62 m² FLOOR 2: 46.71 m²
TOTAL: 62.33 m²
GROSS AREA COMPREHENSIVE OF PERMITTED DEVELOPMENT RIGHTS

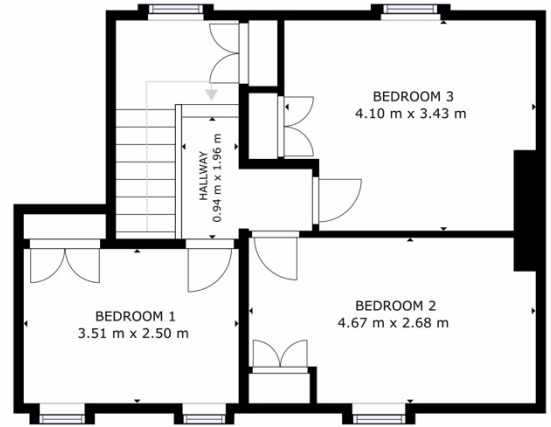
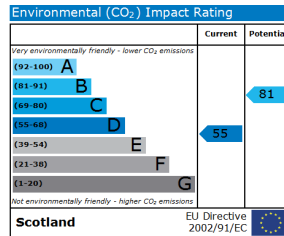
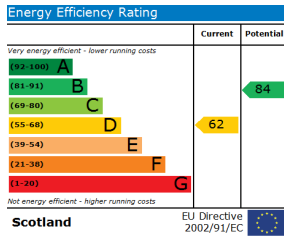


FIGURE 2
GROSS INTERNAL AREA
FLOOR 3: 15.62 m² FLOOR 4: 46.71 m²
TOTAL: 62.33 m²
GROSS AREA COMPREHENSIVE OF PERMITTED DEVELOPMENT RIGHTS



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



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