










Offers Over
£165,000

78 Forrest Walk

Uphall | Broxburn | West Lothian | EH52 5PN

An excellent opportunity has arisen to acquire this two bedroom terraced villa pleasantly situated within an established residential development in the popular village of Uphall near Broxburn. The property is ideally located for the commuter, with excellent road and rail links to both Edinburgh and Glasgow, and offers well-proportioned accommodation, well suited to the first-time buyer and growing family.

-  2 beds
-  1 public
-  1 bathroom
-  Private front and rear gardens
-  On-street parking
-  EPC Band - D
-  Council Tax Band - B



Description

Internally, the property is of a good condition throughout while briefly comprising of; inviting entrance hallway with a large walk-in storage cupboard and separate understairs cupboard, bright and spacious dual-aspect lounge with space for different configurations, fully-fitted kitchen/diner with a range of negotiable freestanding white goods, tiling in splash areas, under-unit lighting and room for a dining table and chairs, full-tiled family bathroom with an over-bath shower and heated towel rail, first-floor landing, generous double bedroom with wall-to-wall integrated wardrobes with sliding mirrored doors, second double bedroom currently used as a home office with space for freestanding furniture and an integrated cupboard and a two-piece en-suite W/C,

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The private low-maintenance front garden is a mix of artificial lawn and loose chip, with brick path while the fully enclosed attractive rear garden benefits from artificial turf and a patio area for garden furniture. For the car owner, there is more than adequate on-street free parking to accommodate residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

The popular village of Uphall, near Broxburn offers a selection of shops and recreational facilities within the vicinity which include parks, a swimming pool and leisure centre. Schools catering for all age groups can be found within the area. The property is also well located for access to the M8 and M9 motorways making easy commuting to surrounding areas. A regular public transport service also operates to Edinburgh City Centre with Edinburgh airport an easy commute away. Nearby Uphall Railway Station provides frequent services to Edinburgh and Glasgow.

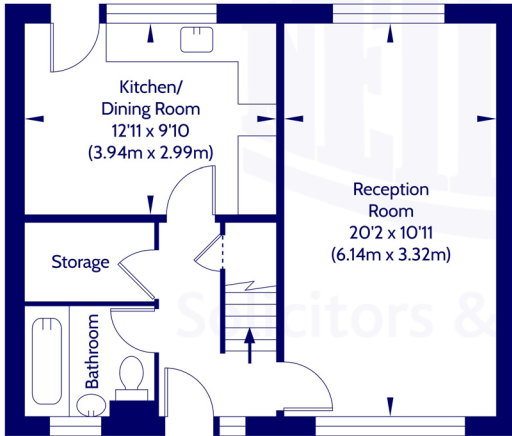


Approx. Internal Area 75.86 Sq M / 817 Sq Ft.

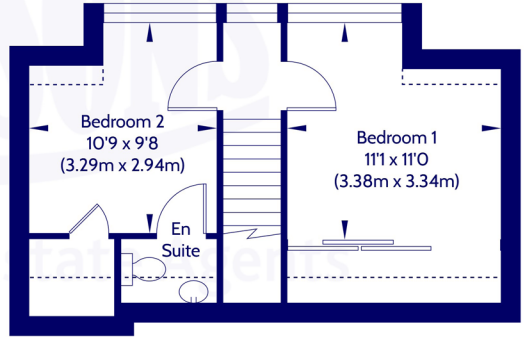
Not to scale. For identification only.

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Ground Floor



First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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