

# Peterkin & Kidd

Solicitors and Estate Agents

## 37

CARLEDUBS CRESCENT  
UPHALL, EH52 6TH



**FIXED PRICE £95,000**

# 37

## CARLEDUBS CRESCENT UPHALL, EH52 6TH

\* PLEASE NOTE THIS HOUSE IS OF NON-STANDARD CONSTRUCTION. IF A MORTGAGE IS REQUIRED, PLEASE CHECK WITH YOUR LENDER AND SOLICITOR BEFORE SUBMITTING ANY OFFER.\*

Situated in an established area of the town, this 3 bedroom end terraced villa offers flexible space and would now benefit from upgrading throughout. The property is being sold as seen but offers great potential for a cash buyer or investor.

### VESTIBULE

The property is accessed via a timber door with glazed panel. Large walk-in cupboard with shelving. Fitted carpet.

### LIVING ROOM

This bright living room is situated to the front of the property with space for freestanding furniture. The electric fire and surround are included in the sale. Storage heater. Fitted carpet. Door to:

### REAR HALL

Giving access to remainder of the ground floor accommodation. Louvre doored understair storage area. Storage heater. Carpeted staircase to upper floor. Feature glass brick and door to rear porch. Timber and glazed door to rear garden.

### FITTED BREAKFASTING KITCHEN

Fitted with a range of wall and base units with twin stainless steel sinks and drainer, co-ordinating worksurfaces and tiling to splashback. Space for table and chairs. Window to rear. Vinyl tiled floor.

### UPPER HALL

Staircase giving access to the remainder of the accommodation. Fitted carpet.

### BEDROOM 1

Double bedroom to the front of the property with range of built-in wardrobes with additional overhead storage. Window to front with rooftop views to the Ochil Hills. Storage heater. Fitted carpet.

### BEDROOM 2

Second bedroom situated to the front of the property with range of built-in wardrobes with additional overhead storage. Window to front offering rooftop views to the Ochil Hills. Panel heater. Fitted carpet.

### BEDROOM 3

Further bedroom to the rear of the property with window offering views to the garden. Shelved linen cupboard. Storage heater. Fitted carpet.

### BATHROOM

Part-tiled and fitted with a white three-piece suite comprising wash hand basin and vanity storage, WC and bath with overhead Triton shower, curtain and rail. Cupboard housing water tanks. Window to rear.



## ACCOMMODATION

Entrance vestibule  
Living room  
Fitted breakfasting kitchen  
Rear vestibule  
3 bedrooms  
Family bathroom

Electric heating

## GARDENS

There are paved, low maintenance gardens to the front and rear of the property.

## PARKING

There is communal parking to the rear of the property.





## EXTRAS

---

All fitted carpets, floor coverings, curtains, blinds and light fittings are included in the sale.

## SITUATION

---

Uphall has a choice of local shops and primary and secondary schools. A few minutes' drive away, Livingston offers the Almondvale Centre, Livingston Designer Outlet and supermarket shopping. For recreational pursuits, there are various sports and leisure centres together with Deer Park Golf Club and Beebraigs and Almondell Country Parks, all within easy reach.

For the commuter, Uphall station is nearby together with easy access to the M8/M9 motorway network with links to Edinburgh and Glasgow.

## VIEWING

---

By appointment with Property Department, Linlithgow on 01506 840000.

## OTHER

---

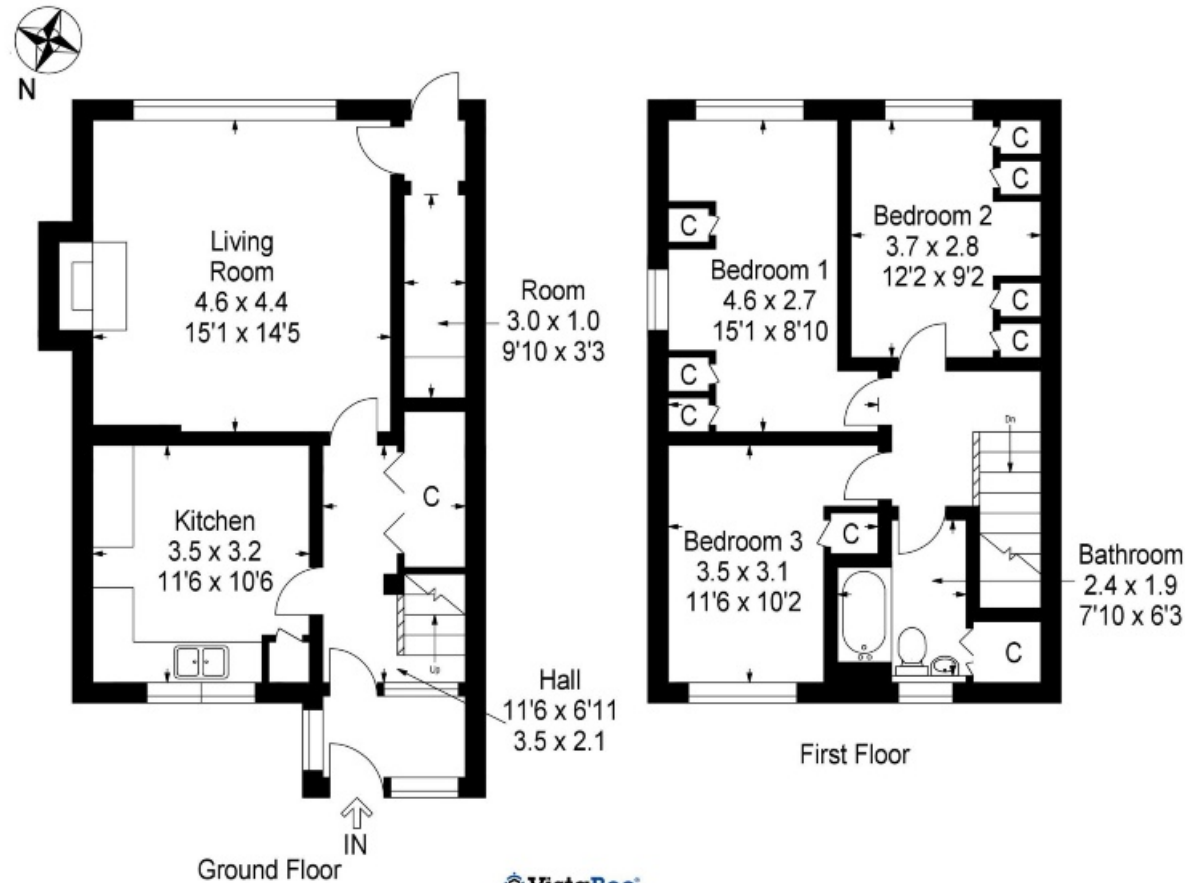
COUNCIL TAX BAND: B

These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate.



## WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

© VistaBee 2023

# Peterkin & Kidd

Solicitors and Estate Agents

*We can open doors for you*

### Linlithgow Office

8 High Street  
Linlithgow  
EH49 7AF

[maildesk@peterkinandkidd.co.uk](mailto:maildesk@peterkinandkidd.co.uk)  
[www.peterkinandkidd.co.uk](http://www.peterkinandkidd.co.uk)



rightmove

[s1homes.com](https://www.s1homes.com)

