



West Lothian | Ecclesmachan Road | Offers Over £245,000

Charming 3 bedroom stone, semi-detached cottage, with its roots dating back to 1650, exudes timeless allure and character.



Nestled within the picturesque locale of Uphall, West Lothian, the charming "The Wee Hoose" at 29 Ecclesmachan Road, Uphall awaits its next family. This enchanting, semi-detached stone cottage, originally constructed in 1650, has been thoughtfully extended to blend historical allure with modern living.

A homely green front door opens to reveal an inviting stone-brick facade, leading into an entrance hallway that serves as the gateway to a delightful ground floor space and stairs ascending to further treasures. Original stone features evoke a sense of time-honoured elegance throughout. The kitchen/dining/lounge area is where residents can enjoy a well-equipped kitchen with a 'Belfast sink', an undercounter integrated fridge and freezer, alongside a free-standing range cooker and space for a dishwasher, washing machine and dryer. The central island thoughtfully separates culinary endeavours from the adjoining relaxation space, complete with a wood burner for cosy evenings in. Door provides access to garden.



For quieter moments, the snug/conservatory provides a serene escape, with views and access to the enchanting rear garden, a true sanctuary for summertime joy. The family bathroom, resplendent with a crisp white suite, serves the two ground-floor bedrooms. The master suite indulges occupants with a plush en suite shower room and dressing room next door, whilst the second bedroom offers ample space for additional furnishings and enjoys half height wall panelling for that added cosy feel.

Ascend to the first floor to discover an elegantly styled third bedroom bathed in a soothing pastel pink feature wall and the others are finished in a fresh neutral, along with a study/office area ideal for remote working. A convenient cloakroom and additional storage complete this upper retreat.

Parking is effortlessly accommodated with a car port at the front. Meanwhile, the rear garden boasts paved and decked areas, requiring minimal upkeep and promising delightful al fresco entertainment.

With its rare availability and abundant charm, "The Wee Hoose" is a unique find for families looking to reside in a home steeped in character history and comfort.

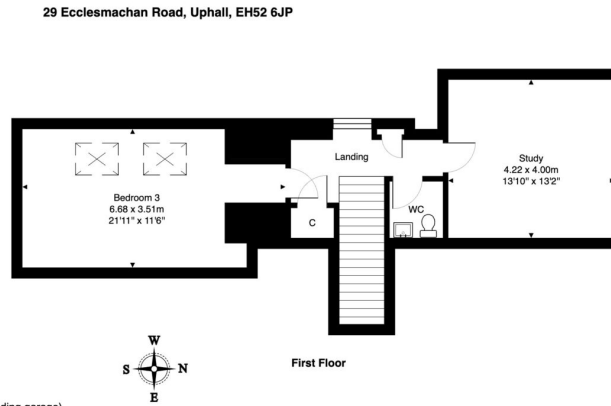
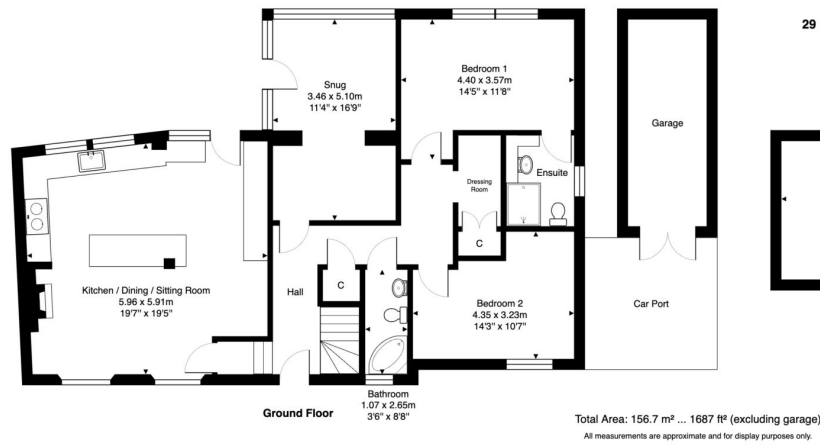




Location: Nestled within the heart of West Lothian, Uphall exudes a tranquil charm while offering a convenient proximity to both urban amenities and breath-taking natural landscapes. The nearby Union Canal offers opportunities for scenic walks or peaceful boat rides, while the looming presence of the Pentland Hills provides a dramatic backdrop for outdoor adventures. Uphall offers excellent amenities including nearby local nurseries, primary and secondary schools and medical facilities including doctors surgeries and dentists. It is well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh - both of which offer International Airports. Uphall Station is also served by a mainline railway station giving access to Edinburgh and Glasgow. It is less than three miles from Livingston town where you can find a wide range of shops, eateries, shopping centres and eateries.

Extras: Floor coverings, light fittings, range cooker, integrated fridge and freezer, free-standing dishwasher, wood burning stove and the garden shed.





All Enquiries

Telephone: 01506 500 999

E: info@hometownestateagents.co.uk

W: hometownestateagents.co.uk



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