



30 Beechwood Grove, Uphall Station Offers Over £168,000

A stunning 3-bedroom family home that effortlessly blends modern elegance with comfort and functionality.



Step inside 30 Beechwood Grove and discover the epitome of family living in this cherished mid-terraced house. A residence that has been part of the same family's history for over three decades now opens its doors, ready to welcome new memories in the desirable locale of Uphall Station, West Lothian.

Conveniently situated within a short stroll from the Uphall train station, this home offers effortless connections to Edinburgh and Glasgow, making it an ideal haven for commuting families.

From the moment you cross the threshold, it's evident that this home has been beautifully maintained. The front porch, with its handy storage cupboards perfect for all your household essentials, ushers you into the welcoming entrance hallway that sets the stage for the warmth within. The hallway provides access to the homely lounge and kitchen, as well as the carpeted stairs ascending to the upper floor, and even more storage solutions thanks to the further two stores.

The lounge boasts an open-plan design, seamlessly blending into the dining area. Fresh white walls, a striking feature wall, and an electric fire create a cosy ambience, perfect for family gatherings, while the dual aspect windows bathe the space in natural light.

Cooking enthusiasts will be captivated by the striking breakfast kitchen, with its chic combination of white and grey high gloss units, complemented by black sparkle worktops and integrated oven, induction hob, hood and dishwasher. Space for a free-standing washing machine and fridge/freezer. The panelled ceiling and spotlights add a contemporary touch, with a door that opens up to the outdoors.

Upstairs leads to three bedrooms with fitted carpets or maximum comfort. Hatch to the partially floored with pull down ladder and a further store cupboard, ideal for linen and bedding. The three stunning bedrooms promise a restful retreat, each bathed in light, with the master bedroom boasting elegant smoke mirror door wardrobes to one wall. Bedroom two is another sizeable double room with space for free-standing bedroom furniture as required and bedroom 3 is another great bedroom with two store cupboards offering shelving and hanging facilities. The family bathroom, modern and stylish, features a white 3-piece suite complete with a luxurious black rainforest shower, LED mirror, and sleek wet wall panelling.

The home is warmed by gas heating and enveloped in double glazing throughout. Step outside to discover a fully enclosed rear garden, a safe playground for both children and pets, with a lawn and paved patio for alfresco enjoyment. The inclusion of a garden shed, equipped with electricity, adds convenience to this delightful outdoor space.

30 Beechwood Grove is more than a house; it's a move-in ready home where new stories await.





Location:

Uphall Station, a picturesque village nestled in the heart of West Lothian with a blend of historical charm and modern convenience. Uphall Station benefits from its own train station which maintains excellent transport links, making it easy to travel to nearby towns and cities. The railway station connects the village to major urban centres such as Edinburgh and Glasgow, while well-maintained road networks provide convenient access to surrounding areas. The village of Uphall Station offers a harmonious mix of residential areas, local amenities, and natural beauty. For those seeking convenience, Uphall Station provides easy access to essential amenities and services. Local shops, cafes, and restaurants offer everything from daily essentials to delicious dining options, ensuring that residents have all they need right on their doorstep. Additionally, nearby schools, healthcare facilities, and recreational spaces.

Extras:

All floor coverings, blinds, curtains, light fittings, integrated oven, hob, hood, dishwasher, electric fire in the lounge and the garden shed.

Sizes:

Lounge 11' 7" x 13' 3" (3.53m x 4.04m)

Dining Area 10' 2" x 7' 7" (3.10m x 2.31m)

Kitchen 11' 8" x 6' 8" (3.55m x 2.03m)

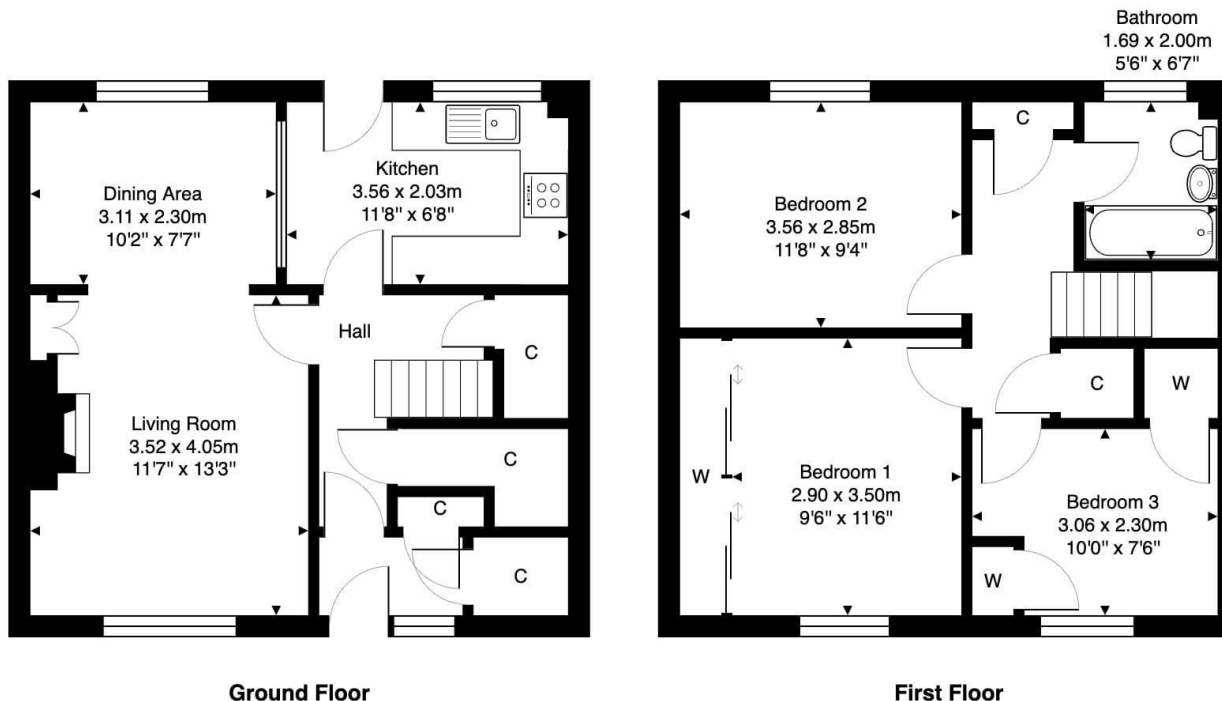
Bedroom 1 11' 6" x 9' 6" (3.50m x 2.89m)

Bedroom 2 11' 8" x 9' 4" (3.55m x 2.84m)

Bedroom 3 10' 0" x 7' 6" (3.05m x 2.28m)

Bathroom 6' 7" x 5' 6" (2.01m x 1.68m)





30 Beechwood Grove, Uphall Station, EH54 5PZ

Total Area: 88.3 m² ... 951 ft²

All measurements are approximate and for display purposes only.



All Enquiries

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