



Uphall | Loanfoot Road | Offers Over £105,000

A well-maintained ground floor apartment with private garden and driveway, offering comfortable living and two double bedrooms in a popular Uphall location.



A Fantastic Ground Floor Apartment with Driveway and Private Garden in Popular Uphall

Nestled within the tranquil locale of Uphall, West Lothian, lies a charming ground floor main door apartment, beckoning first-time buyers, savvy downsizers, or astute investors. Welcome to 51 Loanfoot Road, a delightful residence that promises both comfort and convenience.

Step through the front door into a welcoming vestibule, which leads into a central hallway providing access to all rooms within the home. A handy shelved storage cupboard in the hall offers excellent space for coats, shoes, or household essentials, while the laminate flooring enhances the sense of warmth and continuity throughout.

To the rear of the property, the bright and comfortable lounge enjoys views over the garden, creating a peaceful and relaxing space to unwind. A store cupboard within the lounge discreetly houses the boiler, keeping the space practical as well as stylish. A feature papered wall adds a bold touch to the neutral decor.



The kitchen has been designed with both style and functionality in mind. Fitted with sleek white high-gloss base and wall units, grey worktops, and modern integrated appliances including an oven, induction hob, dishwasher, and extractor hood, sure to inspire culinary endeavours. There is also ample room for a free-standing washing machine and fridge/freezer, and the additional pantry-style cupboard provides fantastic extra storage. A door from the kitchen leads directly out to the rear garden, offering convenient outdoor access.

There are two generous double bedrooms in the property, both offering great proportions and built-in storage. The principal bedroom features a subtle wallpaper feature on one wall and soft carpeting underfoot, creating a calm and restful atmosphere. The second bedroom is equally well-appointed, with its own built-in storage space.

Completing the accommodation is the family bathroom, fitted with a crisp white three-piece suite and a shower over the bath. Wall panelling ensures easy maintenance while adding a polished finish.

Further benefits include gas central heating and double glazing throughout, providing comfort and efficiency all year-round.

Externally, the apartment benefits from a monoblock driveway providing ample parking for two vehicles, while the private rear garden is laid to lawn and offers a decked area - a great spot for relaxation or entertaining.





Extras: Floor coverings, blinds, light fittings, integrated oven, hob, hood and dishwasher.

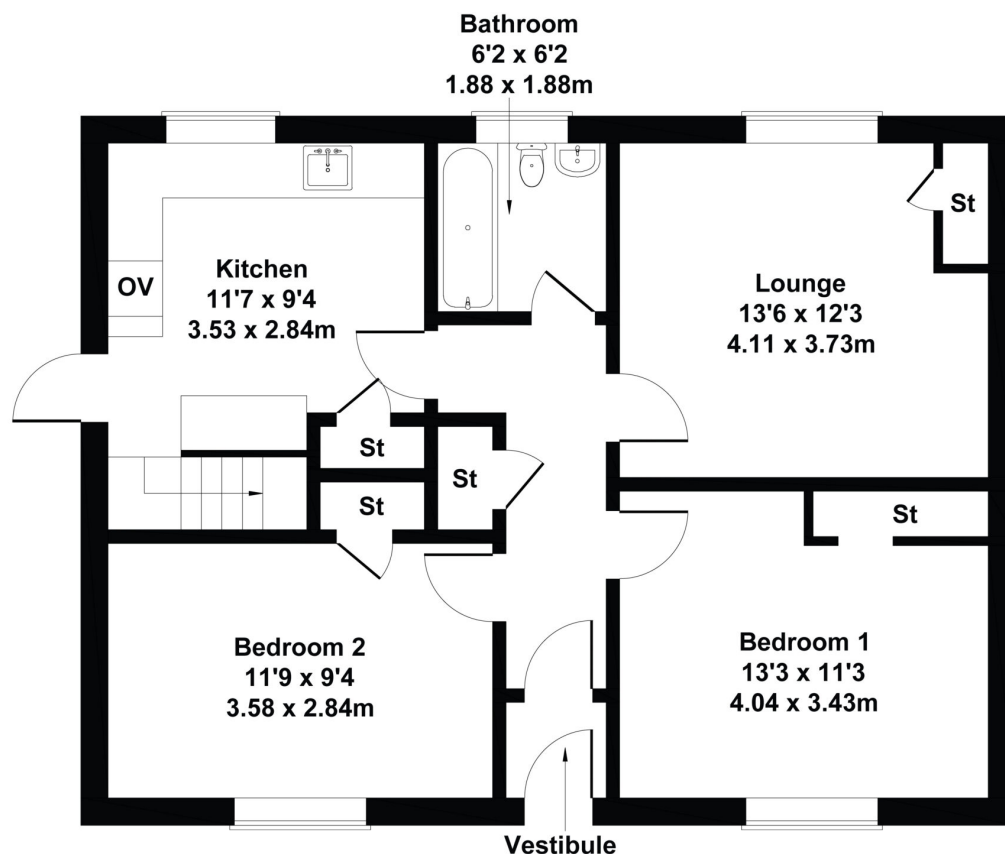
Location: Nestled within the heart of West Lothian, Uphall exudes a tranquil charm while offering a convenient proximity to both urban amenities and breath-taking natural landscapes. The nearby Union Canal offers opportunities for scenic walks or peaceful boat rides, while the looming presence of the 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 and shopping centres.



51 Loanfoot Road, Uphall

Approximate Gross Internal Area

774 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2025
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