



## **Uphall | Wyndford Avenue | Offers Over £139,000**

Stylish, modern and move-in ready, this superb ground-floor apartment in Uphall offers effortless single-storey living with private gardens and contemporary finishes throughout.





Nestled in the charming locale of Uphall, West Lothian. Wyndford Avenue is a delightful ground-floor main door apartment that presents an outstanding opportunity for first-time buyers, savvy investors, and those looking to downsize. This beautifully presented apartment offers move-in ready accommodation with modern upgrades and stylish finishes throughout. The building has benefited from significant improvements in recent years, including a new roof and fresh harling, providing peace of mind for the new owner.

Stepping through the private front door, you are welcomed into a bright hallway with a handy built-in store that houses the upgraded 2022 combi boiler. From here, the layout flows naturally through the home, providing comfortable single-storey living.

The lounge is a bright and airy space, decorated in soft neutral tones and laid with a plush carpet, creating a warm and relaxing environment. An electric fire and surround form an attractive focal point, making this an inviting room to unwind at the end of the day. The contemporary kitchen has been thoughtfully upgraded and features a range of modern base and wall units, along with an integrated oven, hob, hood and dishwasher (no warranty). The striking worktop and matching splashback add a stylish contrast, while the complementing LVT flooring provides both durability and visual appeal. There is ample space for a free-standing washing machine and fridge/freezer, ensuring the kitchen is as practical as it is attractive.



The property offers three sizeable bedrooms; each beautifully finished with fresh decor and new carpets. These restful spaces are ready for you to add your own personal touches, with plenty of room for free-standing bedroom furniture. The newly fitted bathroom continues the high standard of finish, featuring a crisp white three-piece suite comprising a w.c., wash hand basin and a bath with a shower over. Marble-effect wet wall panels provide a luxurious look while ensuring easy maintenance, and the stainless-steel heated towel rail and quality LVT flooring complete the space perfectly.

Further benefits include gas central heating and double glazing, adding to the home's efficiency and comfort. Externally, the property offers a fully enclosed front garden laid to lawn. The kerb has been lowered, providing potential to install a driveway in the future, subject to the necessary permissions. To the rear, a generous garden also laid to lawn provides a lovely outdoor space, enhanced by the inclusion of a garden shed-an ideal spot for relaxing and enjoying the summer months.

This fabulous home is offered chain-free with early entry available, making it an excellent opportunity for those looking for a stylish, modern and immediately welcoming place to call their own.





**Location:** Located in the popular village of Uphall, this home enjoys a setting that beautifully balances tranquillity and convenience. With Uphall Community Woodland and scenic countryside walks just a short distance away, you can easily enjoy peaceful woodland trails, dog-friendly routes, and lovely open views towards the surrounding landscape, all moments from everyday amenities.

Both Uphall and nearby Broxburn offer thriving high streets filled with restaurants, cosy pubs, local shops, cafes and hairdressers, ensuring everything you need is close at hand. Excellent transport links make commuting simple, with Uphall Train Station providing direct services to Edinburgh and Glasgow, while regular bus routes connect you effortlessly to surrounding towns.

For families, the location is especially appealing. Uphall Primary School and Broxburn Academy are both highly regarded and within easy reach, and the wider area is known for its friendly community feel, generous green spaces and relaxed pace of life-an ideal environment for putting down roots.

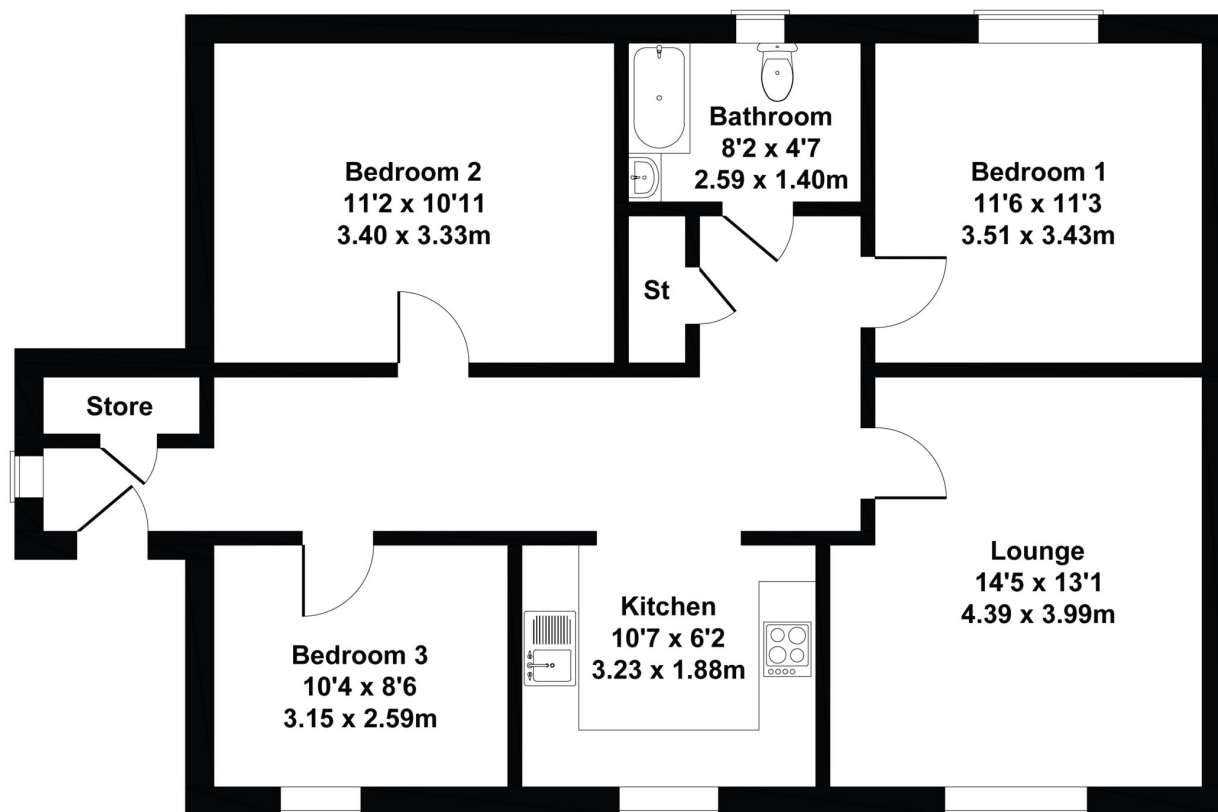
Uphall truly offers the best of both worlds: the charm of semi-rural living paired with the practicality of modern connections. With its scenic surroundings, strong sense of community and excellent transport links, it's no surprise that families and professionals alike are drawn to this sought-after area.





## 25 Wyndford Avenue, Uphall

Approximate Gross Internal Area  
942 sq ft - 88 sq m



Not to Scale. Produced by The Plan Portal 2025  
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