



Uphall | Ecclesmachan Road | Offers Over £328,000

A soul-filled Victorian stone cottage with original character, stylish upgrades and a garden to adore. This home is something truly special.



Steeped in character and rich with history, 9 Ecclesmachan Road is a remarkable Victorian semi-detached stone built residence dating back to 1893. Once serving the community as the local police station it briefly became the Conscription office during the first world war, the property has since evolved into an extraordinary family home. Its story, charm and soul are evident from the moment you arrive, with timeless period features seamlessly paired with thoughtful contemporary upgrades. This is a home that balances old-world elegance with modern comfort to a truly captivating effect. Behind its pretty red front door lies a home that has been meticulously cared for and beautifully presented. The hallway, laid with attractive slate tiles, sets the tone for the blend of heritage and modern style found throughout. From here, doors open to the lounge and ground-floor bedroom, while a handy storage cupboard and a striking wood and glass staircase immediately catch the eye, guiding you gracefully to the upper level.

The lounge is instantly inviting, dressed in soft cream carpeting and centred around a charming wood-burning stove that brings warmth and atmosphere to the space. Elegant wall lighting adds softness and ambience, and from here the room flows naturally into the kitchen/diner-the true heart of this enchanting home.



The kitchen is a delightful blend of modern design and cosy character, offering ample space for a dining table and chairs. High-gloss white cabinetry is paired with bold blue tiles for a stylish contrast, while integrated appliances include an oven, microwave, 5-burner gas hob, fridge/freezer and a cleverly designed integrated bin store. A wonderful skylight floods the room with natural light, complemented by a column radiator and spotlights for a polished finish. A door leads directly onto the garden patio, perfect for relaxing in the evening, and from the kitchen, you also gain access to both the utility/pantry and the separate utility/cloakroom. The utility/pantry provides invaluable storage space and houses the boiler, while the cloakroom offers a white WC, sink and plumbing for a washing machine and space for a tumble dryer-thoughtfully designed for day-to-day convenience.

Bedroom three is located on the ground floor and is an incredibly versatile space. Whether used as a comfortable double bedroom, a playroom, an office or a second sitting room, its neutral decor, high ceiling, cornicing and lovely window shutters create a calm and flexible environment.



The sweeping staircase leads to the upper floor, where two stunning bedrooms and the family bathroom await. Bedroom one is a beautiful double room featuring a decorative fireplace, exposed wooden floorboards and bright windows that fill the space with natural light. Bedroom two is also a generous double, again boasting a pretty fireplace, space for free-standing furniture and the same charming wooden floorboards that echo the home's heritage. The bathroom has been designed and finished to an exceptional standard, offering a serene and elegant retreat. Tiled walls and flooring, a wall-hung sink with built-in storage, a heated towel rail, LED mirror and a rainforest shower over the bath create a luxurious and contemporary feel.

Outside, the garden elevates this home into something truly special. Generous in scale and beautifully arranged, it offers a lifestyle that feels both idyllic and effortless. There is parking for several cars, a large wooden workshop with power and light, raised beds bursting with potential, a well-kept lawn, a peaceful patio perfect for morning coffee or warm summer evenings, a compost area and a neatly stacked wood store.



Surrounded by mature planting, shrubs and an abundance of greenery, this magnificent garden feels like your own private haven - a place to relax, entertain and enjoy outdoor living in its fullest sense. It is a peaceful, well-established space that perfectly complements the charm of the cottage.

Full of character, history, style and warmth, 9 Ecclesmachan Road is a truly exceptional home-beautifully preserved, lovingly modernised, and ready to welcome its next chapter.

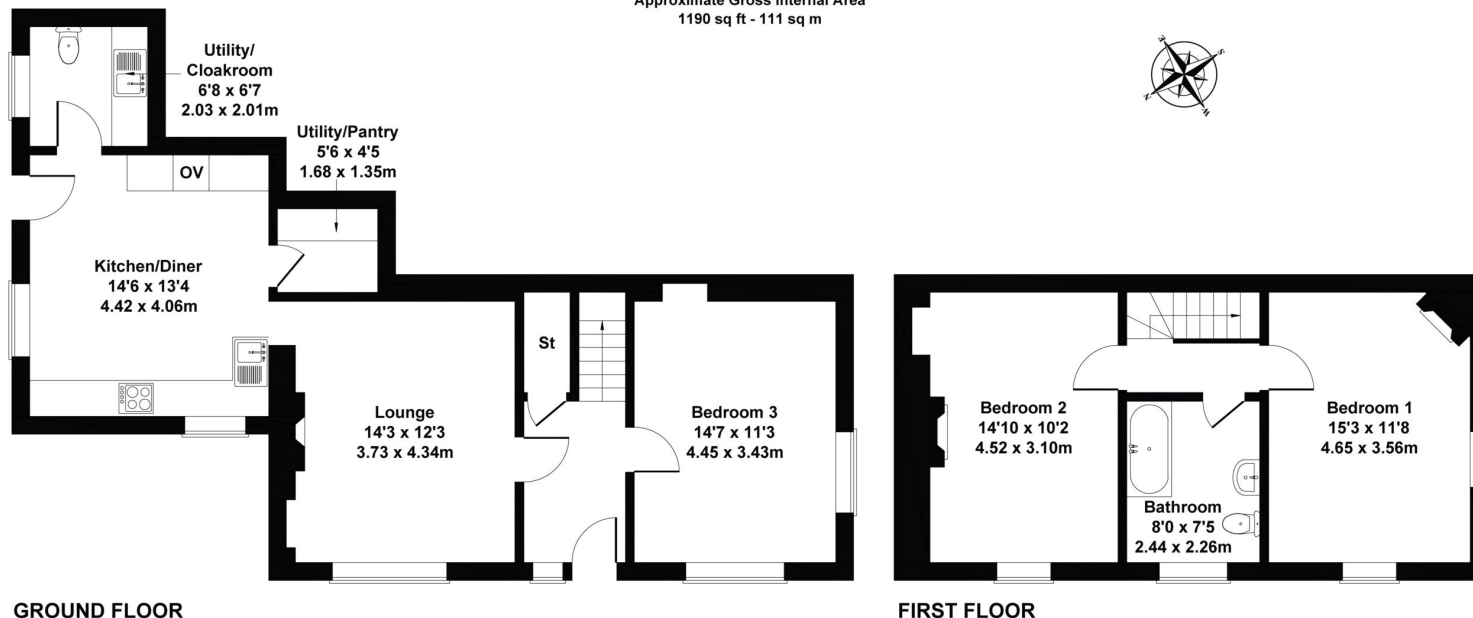
Extras: Floor coverings, light fittings, blinds, curtains, wood burning stove, integrated appliances, LED mirror in the bathroom and shelving in the utility/cloakroom.

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.



9 Ecclesmachan Road, Uphall

Approximate Gross Internal Area
1190 sq ft - 111 sq m



Not to Scale. Produced by The Plan Portal 2025
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