



## Uphall Station | James Young Avenue | Offers Over £265,000

Immaculate three-bedroom family home in the sought-after Uphall Station Village, offering stylish open-plan living, enclosed gardens and a double driveway.





Nestled within the highly sought-after Uphall Station Village development by Dundas Homes, this beautifully presented 'Robson' house type has been designed to an exceptional standard with modern family living at its heart. Behind its charming exterior and striking green front door lies a stylish, contemporary home offering spacious open-plan living, excellent storage throughout, enclosed gardens and a double driveway.

Built in 2021, the property benefits from the remainder of the NHBC warranty, offering peace of mind to the discerning buyer. Finished in a modern, neutral palette and presented in true walk-in condition, this is a home that effortlessly combines style, comfort and practicality.

Accommodation is arranged over two levels and comprises a welcoming entrance vestibule with handy storage, leading through to a bright and spacious open-plan kitchen, lounge and dining area. The contemporary kitchen is finished in sleek white high-gloss units, complemented by light oak effect worktops. Integrated appliances include a fridge/freezer, pull-out larder, oven, grill, four-ring gas hob with extractor hood, and stainless-steel sink with chrome mixer tap, along with space for a free-standing washing machine. There is ample room for a dining table and chairs, creating a fantastic social space which flows seamlessly into the lounge area. Two sets of patio doors flood the room with natural light and provide direct access to the rear garden, making this an ideal setting for entertaining and modern indoor-outdoor living. Additional ground-floor storage and a stylish WC complete the lower level.



The upper floor offers three well-proportioned bedrooms, with Bedrooms 1 and 2 benefiting from fitted mirrored wardrobes, while Bedroom 3 offers excellent flexibility with space for free-standing furniture or home working. The principal bedroom is enhanced by a contemporary en-suite shower room, finished with luxurious marble-effect tiling, modern sanitaryware and a sleek shower enclosure. The family bathroom is equally impressive, featuring a white three-piece suite with a shower over bath, a glass screen and elegant tiled finishes. A useful linen cupboard is accessed from the landing.

Externally, the property occupies a delightful plot within the development. The monoblock driveway provides off-street parking for two cars and is complemented by a neat front garden. The fully enclosed rear garden offers a peaceful retreat, laid mainly to lawn with a slabbed patio area, garden shed (included in the sale) and timber fencing. A lovely spot to enjoy the summer months.

Further benefits include solar panels, EV charging point, gas central heating and double glazing, making this a highly energy-efficient and future-ready home.

An impeccably presented contemporary home where thoughtful design, high-quality finishes and a prime village location combine to create outstanding modern living.

Extras: Floor coverings, blinds, light fittings, integrated appliances, the garden shed and EV charger.





Location: Uphall Station is a peaceful village offering a perfect blend of rural charm and modern convenience. Nestled between the towns of Livingston and Broxburn, it enjoys a prime location with easy access to both the natural beauty of the surrounding countryside and the amenities of nearby urban areas.

Uphall Station has excellent transport links. The village is well-served by its own train station, providing regular services to both Edinburgh and Glasgow. Commuters can reach Edinburgh Waverley in just over 20 minutes, making it an ideal base for those working in the capital. The nearby M8 motorway offers quick access to Edinburgh (around 14 miles) and Glasgow (about 30 miles), while local bus services connect residents to surrounding towns and amenities.

Uphall Station is within a short drive to both Broxburn and Livingston. Broxburn offers a range of essential amenities, including supermarkets, shops, cafes, and health services. Livingston, one of Scotland's largest towns, is just a short drive away and offers extensive shopping and leisure facilities, including the Livingston Designer Outlet, cinemas, and restaurants.



Families are well-catered for, with a number of highly regarded schools in the surrounding area. Primary education is available locally, with secondary schools in nearby Broxburn and Livingston. West Lothian College, located in Livingston, provides further education opportunities.

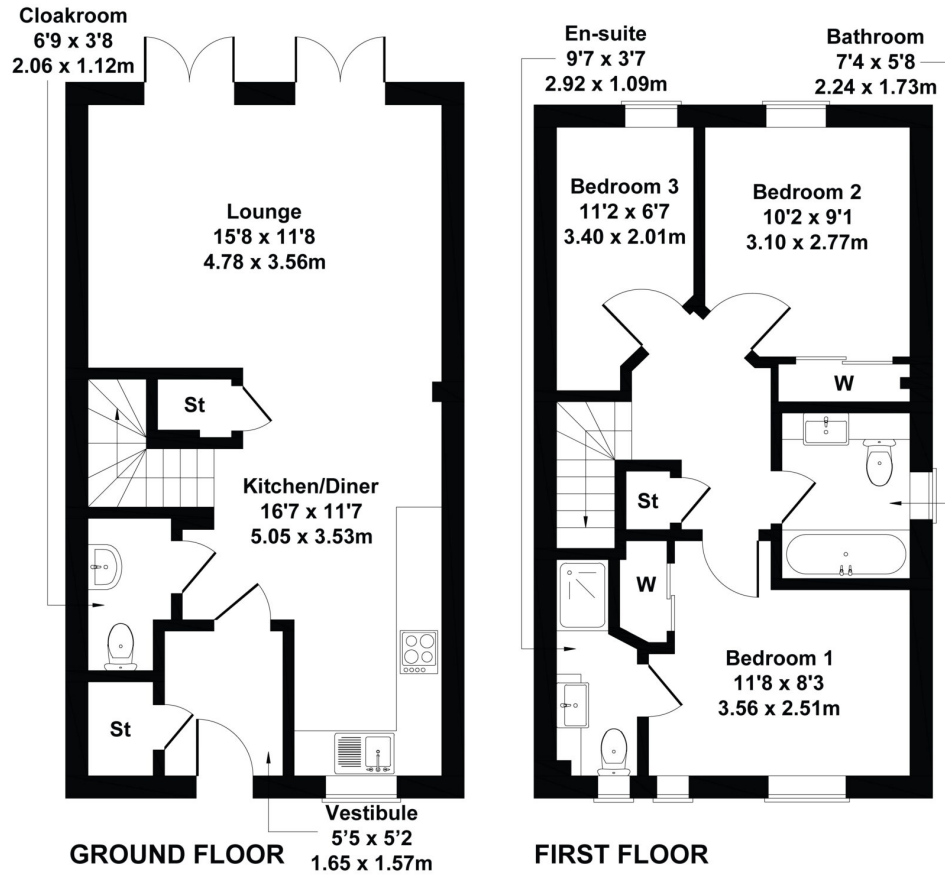
Uphall Station is surrounded by green spaces and countryside, making it an excellent location for outdoor enthusiasts. The nearby Almondell & Calderwood Country Park offers scenic walking trails, woodlands, and picnic areas, perfect for family days out. For golfers, the Uphall Golf Club is within easy reach, offering an 18-hole course set amidst picturesque surroundings. Cycling, running, and horse riding are also popular activities in the area, with several trails and paths to explore.





# 115 James Young Avenue, Uphall

Approximate Gross Internal Area  
917 sq ft - 85 sq m



Not to Scale. Produced by The Plan Portal 2025  
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## All Enquiries

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