



98 James Young Avenue, EH54 5FF

Uphall Station



HOMETOWN
ESTATE AGENTS







This exquisite, detached family home, crafted by the renowned Dundas Homes, is a testament to their signature design flair, offering both elegance and functionality. Nestled in a highly sought-after cul-de-sac location, within walking distance of Uphall Station, this property is perfectly positioned for commuters seeking convenience without compromising on style. Its immaculate presentation and thoughtfully considered layout make it a truly exceptional family home.

Approaching the property, the charming kerb appeal immediately captures attention, highlighted by a striking green front door and a generously sized driveway to the side, providing ample parking for several vehicles. Entering the home, the welcoming hallway sets the tone for the property, featuring a store cupboard housing the electrics and solar panel functions, alongside an additional large store cupboard with light, perfect for keeping all your belongings stored neatly away. The hallway provides access to the bright and airy lounge, the expansive kitchen/dining room, cloakroom, and the carpeted staircase leading to the upper floor. The LVT flooring that runs throughout the ground floor combines practicality with contemporary style, enhancing the sense of flow and space.

The front-facing lounge is a bright and inviting space, with pristine white walls and an abundance of natural light, creating the perfect environment to relax and unwind. At the heart of the home, the kitchen/dining room is truly a standout. Designed with a modern cashmere palette, it features high-gloss wall-mounted units complemented by co-ordinating worktops and integrated appliances including an oven, gas hob, dishwasher, and fridge/freezer, with space for a free-standing washing machine. This versatile area comfortably accommodates a family-sized table, offering an ideal setting for shared meals and memorable gatherings. Double doors lead seamlessly to the beautifully landscaped south-facing garden, extending the living space outdoors. A ground-floor cloakroom completes the practical aspects of this level, with a contemporary white w.c. and sink.



Ascending to the upper landing, you will find three generously proportioned bedrooms and the family bathroom, along with a loft hatch and a further storage cupboard housing the Combi boiler. The master bedroom is a true retreat, boasting neutral decor, fitted wardrobes, and a luxurious en suite with a w.c., wash hand basin, shower cubicle, and elegant marble-effect LVT flooring complemented by half-tiled walls. The second bedroom is a spacious front-facing double with built-in storage and room for additional furniture, while the third sizeable bedroom enjoys a pleasant view over the garden, complete with fitted wardrobes and neutral styling. The family bathroom features a contemporary white suite with a w.c., wash hand basin, and bath with overhead shower, all set against marble-effect LVT flooring for a stylish finish.

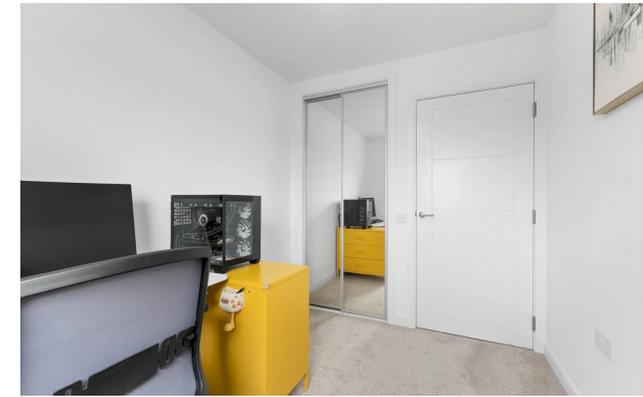
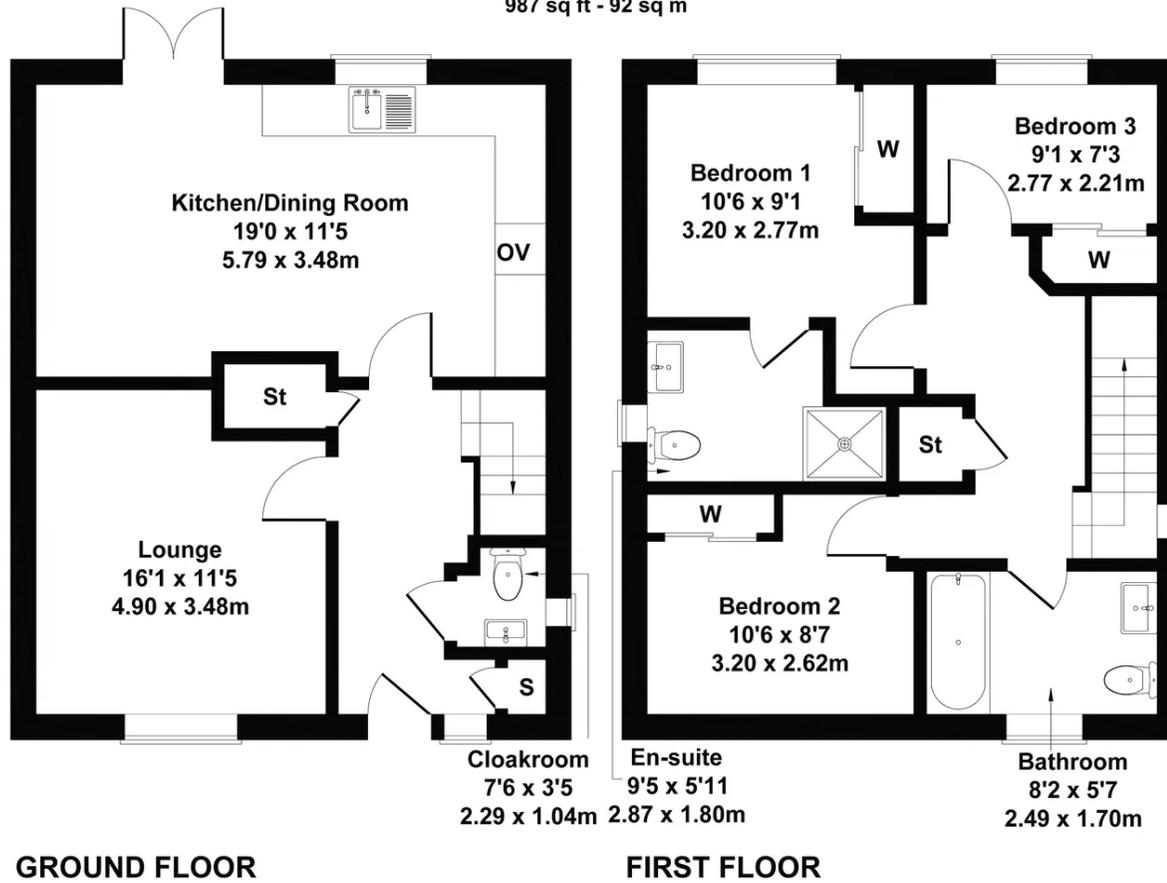
The south-facing garden is designed to impress, beautifully landscaped with a paved patio, artificial lawn, chipped area, and raised planter - an ideal space for outdoor entertaining, relaxation, and family enjoyment. Additional highlights include gas heating, double glazing, and solar panels, ensuring both comfort and efficiency throughout the year.

This home seamlessly combines luxurious living with practical family functionality, offering a superb opportunity for buyers seeking a move-in-ready property in a desirable location. With its exceptional layout, stylish finishes, and landscaped outdoor spaces, this property is ready to welcome its new owners.

Extras: Floor coverings, blinds upstairs, lights except (lounge which will be changed to a similar style, bedroom 1 and upper landing), integrated oven, hob, dishwasher, fridge/freezer and garden shed. The vegetable troughs are available by a separate negotiation.

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Approximate Gross Internal Area
987 sq ft - 92 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

