



21 Thomson Grove, Uphall, EH52 6BP

Description

Well presented three bedroom terraced house with private front and rear gardens and situated within the popular commuter town of Uphall. The property is well maintained and in good condition throughout. It benefits from gas central heating, with a modern combi boiler and it has UPVC double glazing.

The accommodation comprises:

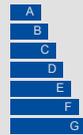
- Hallway with carpeted staircase with storage cupboard beneath and further deep shelved storage cupboard
- Kitchen / dining room fitted with a range of cream units with laminate effect worktops with appliances including electric cooker, washing machine, dishwasher and fridge freezer
- Generous rear facing sitting room with large window and oak style laminate flooring
- The upstairs landing has a cupboard housing the Worcester combi boiler and there is a hatch to the mostly floored loft which provides additional storage
- Modern luxurious bathroom with marble style multi panel / wall board throughout and fitted with a bath with shower over, fitted furniture with inset wash basin, WC and heated towel rail
- Good sized front facing double bedroom with built-in wardrobes and corning
- Spacious rear facing double bedroom with built-in wardrobes
- Further / third double bedroom with storage cupboard with hanging space



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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EPC RATING
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Outside and Gardens

The private front garden is designed for low maintenance. The rear garden is tiered with decked patio area, lawn and the garden hut is included in the sale. There is unallocated parking available nearby within two car parks.

Location

Uphall and Broxburn is situated approximately ten miles west of the centre of Edinburgh, close to Winchburgh and Livingston. It is only five minutes drive from Newbridge Roundabout, which forms the link between the M9 and M8 motorways. Edinburgh Airport and the City of Edinburgh bypass are within a few minutes drive at Newbridge Roundabout. Accordingly, excellent access to all main commuter routes is available.

Broxburn/Uphall is a thriving village with a comprehensive range of shopping facilities, primary and secondary schools, a sports centre and swimming pool and other recreational and social amenities too numerous to mention. At Main Street there is an excellent range of shopping facilities. A general store within five minutes walk provides for everyday needs.

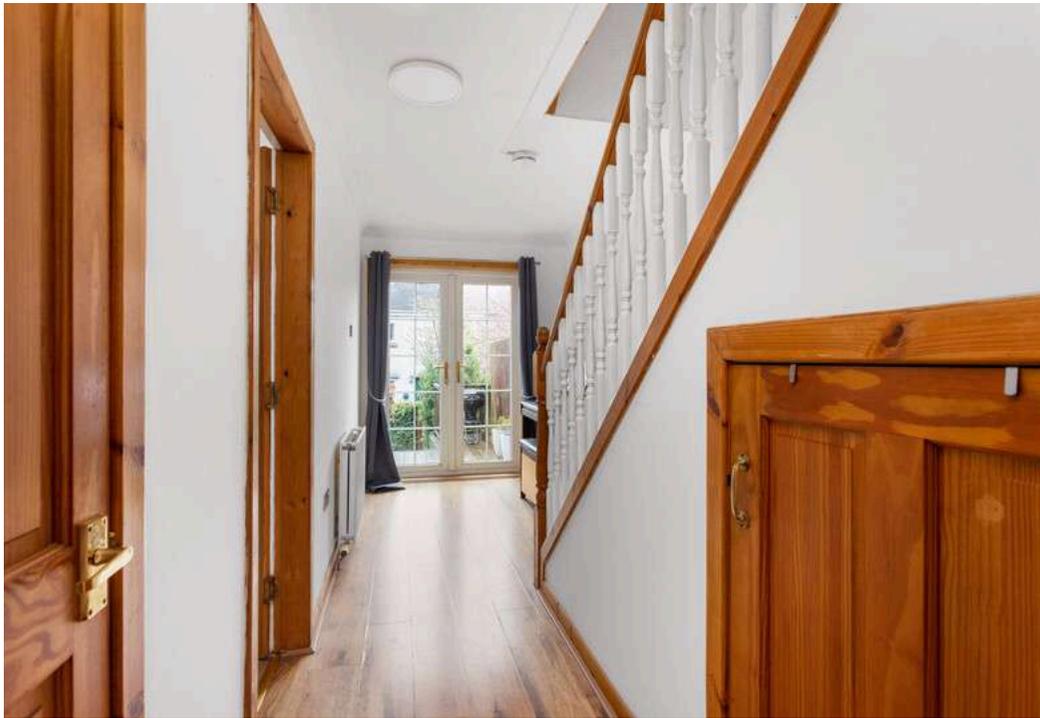
Extras

The fixed floor coverings, blinds, curtains, kitchen appliances and light fittings are included in the sale.

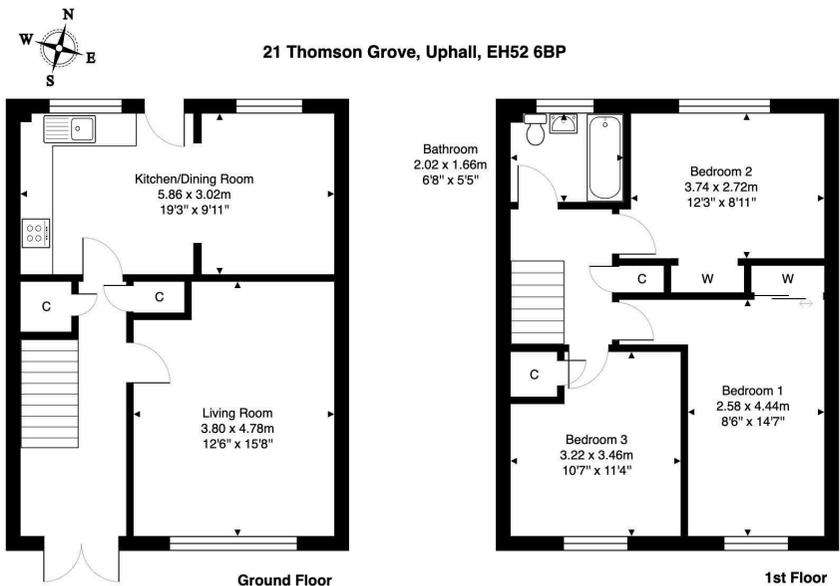
Council tax

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.









Total Area: 94.3 m² ... 1015 ft²
 All measurements are approximate and for display purposes only.



DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:
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