



Offers Over
£170,000

4 Marrfield Terrace

Uphall Station | West Lothian | EH54 5PX

This impressive, well presented 3 bedroom terraced villa with sizeable private gardens including a sunny, south-facing rear garden is quietly positioned within the popular West Lothian Village of Uphall Station, close to good local amenities and just a few minutes walk from Uphall train station, providing quick and frequent access to both Edinburgh & Glasgow.

-  3 Bedrooms
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  On-street parking
-  EPC Rating – C
-  Council Tax Band - A



Description

Offered to the market in true move-in condition, this lovely, light-filled home shall undoubtedly appeal to growing families seeking a generous sized home and garden space with fantastic commuting links on hand. Having been upgraded by the present owner in recent times to include rewiring, new integrated fitted kitchen, re-roofed including gutters and fascia boards (2024) together with flooring and decoration throughout, the property is a must see to be fully appreciated. In brief the light and stylish accommodation comprises; entrance hallway with understair storage and electric meter cupboard. There is a sunny, south facing lounge, a sizeable modern fitted kitchen/diningroom with tilt and slide doors leading to the rear decked patio. The kitchen itself is fitted with ample wall and base units with built-in gas hob, electric oven and hood together with integrated appliances (dishwasher, washing machine and fridge freezer). Upstairs leads to the three sizeable bedrooms, all with built-in storage, with the principal bedroom housing the hatch to the attic. The shower room comprises of three piece suite with good sized shower enclosure housing the mains shower. In addition, there is an outside storage cupboard to the front with power and light and further benefits include gas central heating with combi boiler, double glazing, home alarm and mains interlinked smoke and heat detectors.



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood, integrated appliances (dishwasher, washing machine and fridge freezer).

Gardens and parking

The private garden to the front is laid to lawn with pathway to entrance with outside storage cupboard providing useful storage benefiting from lighting and power. The fully enclosed rear garden affords a sunny south-facing aspect with a lovely decked patio with uplighters with area of lawn beyond. Outside electric points are also installed in the rear garden. Ample unrestricted parking is available in the street.

Viewing

By appointment with Neilsons on 0131 625 2222.





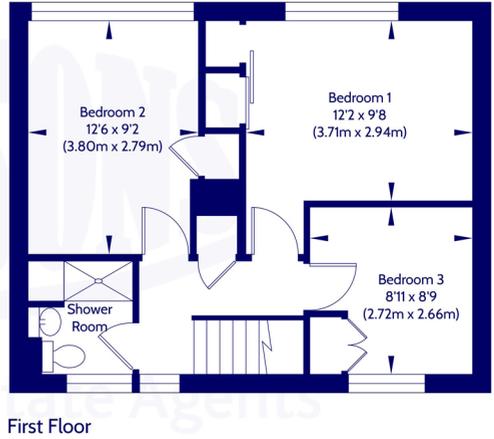
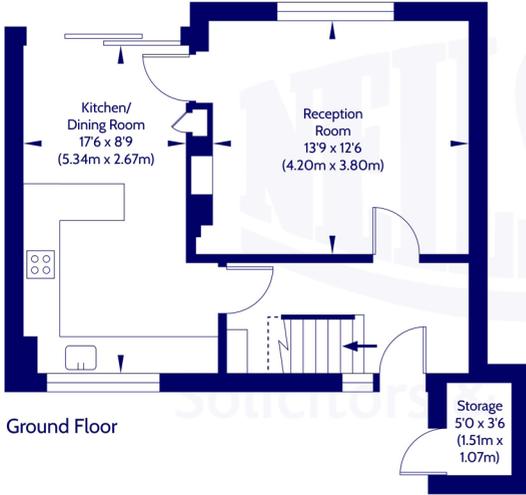
Location

Marrfield Terrace is located in the popular West Lothian village of Uphall Station situated between Livingston and Broxburn. There are a number of shopping outlets available within the village with a Scotmid just a short walk away. For a more comprehensive range of amenities, Livingston has fabulous shops, leisure and recreational facilities. The Gyle shopping complex is an easy drive away to the east, with the Hermiston Gait shopping centre just a little further afield. Uphall Station has its own primary school, with secondary schooling at Livingston. An efficient bus service operates throughout West Lothian and provides access to and from Edinburgh and surrounding areas, and there is also easy access to the M8/M9 motorway networks and Edinburgh Airport. For those seeking an alternative method of transport Uphall Station has its own railway station and is only a short walk from the property.





Approx. Gross Internal Floor Area 82.65 Sq M / 890 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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