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97 Wyndford Avenue

Uphall, Broxburn, EH52 6DP



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A main-door lower villa located in the West Lothian village of Uphall, which is surrounded by open countryside close to Livingston and Bathgate. The two-bedroom home is near schools, amenities, idyllic green spaces, and transport links, and it is within commuting distance of the capital too. It features well-proportioned rooms that are bright and airy; plus, it has a sizeable private garden that is fully enclosed. The property presents buyers with an exciting opportunity for refurbishment as well, allowing you to set the style and standards of the residence.

Extras: to be sold as seen. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Features

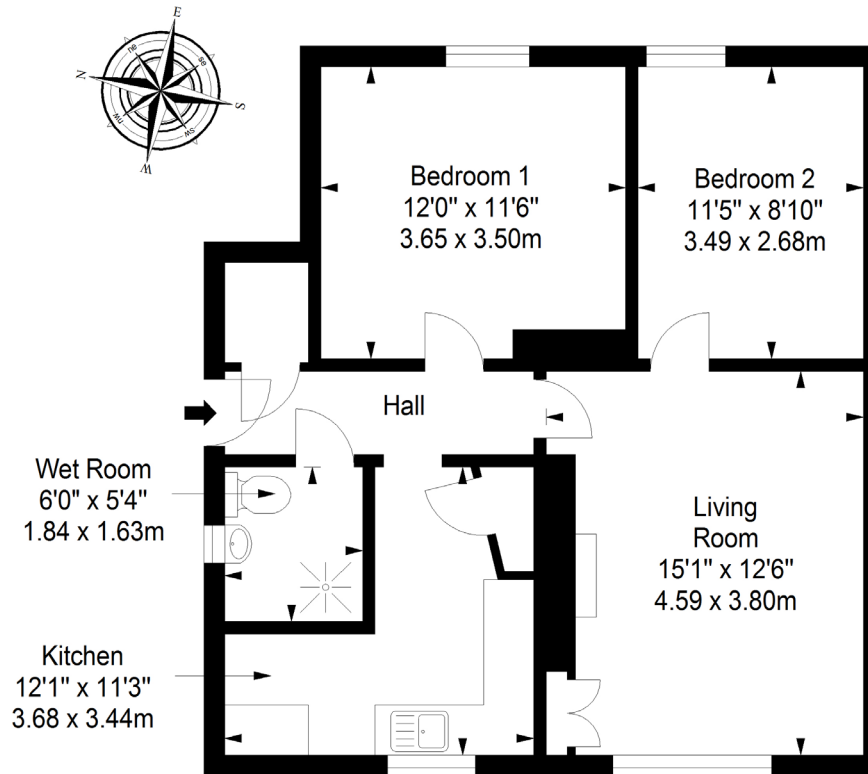
- Lower villa with lots of potential
- Situated in popular Uphall
- Private main-door entrance
- Entrance hall with built-in storage
- Well-proportioned living room
- Fitted kitchen
- Two double bedrooms
- Bright three-piece wet room
- Private garden that is laid to lawn
- Communal garden and drying green
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC - C



Floorplan

Ground Floor

Approx. 60.4 sq. metres (650.2 sq. feet)



Total area: approx. 60.4 sq. metres (650.2 sq. feet)

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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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