



Floor 0



Floor 1

Approximate total area⁽¹⁾
1075 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



74 Beechwood Grove
Uphall Station, EH54 5QJ

DESCRIPTION

Welcome to Beechwood Grove, surrounded by mature gardens and attractive greenery, this charming four bedroom detached family home offers a wonderful blend of space, comfort and potential. Lovingly maintained over the years, the property makes it easy to envisage long term family living.

A particular highlight of the home is its delightful rear garden. Beautifully enclosed by mature hedging, shrubs and established planting, it offers a rare sense of privacy and seclusion, creating a peaceful retreat that can be enjoyed throughout the seasons. The front garden, driveway and garage further enhance the practicality and appeal of this family home.

Internally, the accommodation is both spacious and versatile. The bright and generously proportioned living room enjoys an abundance of natural light, creating a cosy yet airy space ideal for everyday family life and entertaining alike. The kitchen overlooks the lovely rear garden, allowing the greenery to become part of the outlook, and while perfectly functional, offers an exciting opportunity for a new owner to modernise and personalise to their own taste.

Complementing the kitchen is a separate utility room and formal dining room, providing excellent flexibility and a natural flow throughout the ground floor. A convenient WC completes the accommodation on this level.

Upstairs, the principal bedroom benefits from an en-suite shower room, while three further well-sized bedrooms offer a wealth of possibilities for growing families, visiting guests, hobbies or home working. A family bathroom with shower over bath serves the remaining accommodation. Combining generous living space, a wonderfully private garden setting and excellent scope to add value and create a truly bespoke home, this is a rare opportunity to acquire a property with both character and future potential in equal measure.

Key Features:

- Four-bedroom detached family home
- Spacious and flexible accommodation
- Bright living room with excellent natural light
- Principal bedroom with en-suite
- Separate dining room and utility room
- Ground floor WC
- Family bathroom with shower over bath
- Kitchen overlooking the rear garden
- Beautifully private rear garden
- Front garden, driveway and garage
- Ideal for families and home working
- Excellent potential for modernisation

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LOCATION

Uphall Station is a highly sought-after residential location, ideally positioned on the eastern edge of Livingston and perfectly placed for those seeking a balance of suburban living and excellent connectivity. The area enjoys a wide range of local amenities, with everyday shopping facilities close at hand, whilst Livingston's extensive retail, leisure and dining offerings, including Livingston Designer Outlet and The Centre Livingston, are just a short drive away. Well regarded schooling is available locally, together with further educational facilities throughout West Lothian and convenient access to Edinburgh's universities.

A particular highlight of the area is its superb transport connectivity. Uphall railway station provides regular direct services to both Edinburgh and Glasgow, making it an excellent choice for commuters. The M8 motorway is also within easy reach, offering swift access to Edinburgh Airport, Scotland's central belt and the wider motorway network. Combining convenience, accessibility and a strong sense of community, Uphall Station remains a popular choice for a wide range of buyers.

