



14 Howieson Green

Uphall EH52 6BW

Offers Over £250,000

Caesar & Howie

Solicitors & Estate Agents



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This is a very spacious individual detached villa in quiet yet central village location. Will provide excellent family home and holds great further potential. Rooms are all well proportioned and enjoy a traditional layout. The property benefits from full double glazing and gas central heating with 2024 boiler. The location has easy access to local shops, amenities and public transport. Schools and other services are close at hand. Rail services can be found at Uphall Station and there is swift access to Edinburgh via the A89. Flexible entry. Chain free sale.

- **Entrance hall & W.C.**
- **Very spacious lounge**
- **Bright dining room**
- **Fitted kitchen**
- **Four bedrooms**
- **Bathroom**
- **GCH & DG**
- **Gardens & large driveway**
- **Double garage**
- **Council Tax Band F**



Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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