

SIMPSON & MARWICK



The Thorns, 13 Forkneuk Road, Uphall, West Lothian, EH52 6BL



7

4

3

EPC: D (66)

Council Tax - G

Detached 7 bedroom family home in Uphall with impressive 3 level gardens and an additional Annexe.



- Detached family home
- Secluded private setting
- 7 spacious bedrooms
- Several public rooms
- Contemporary kitchen
- 2 utility rooms
- Immaculate condition
- Elegant, landscaped gardens
- Triple garage
- Direct golf course access

This impressively spacious detached house features a harmonious blend of elegance and practicality, perfect for modern family living. The ground floor encompasses a comfortable lounge, an inviting lounge/diner, a contemporary kitchen, and a second kitchen perfect for additional culinary needs. Additionally, the games room, utility room, and a cozy sitting room ensure plentiful space for leisure and utility. For ultimate convenience, a WC and a further bathroom are also located on this level, complementing a well-appointed bedroom ideal for guests or extended family.



The first floor provides an array of serene sleeping quarters, boasting five well-proportioned bedrooms. The master suite is complemented with an en suite bathroom, adding a touch of luxury to your private retreat. A further family bathroom serves this floor, catering perfectly for a bustling household.



This expertly maintained property includes gas central heating and single glazing, ensuring warm and energy-efficient living. Outside, you will discover private, well-manicured gardens that envelop the house. With a vast area of one acre and direct access to the adjacent golf course, the gardens offer landscaped alfresco dining areas and endless possibilities for relaxation and entertainment. Parking is abundant, with a double driveway and a substantial triple garage accommodating multiple vehicles. The condition of the property is remarkable, leaving nothing to be desired in terms of presentation and maintenance.



Location

Uphall is a charming village located in West Lothian, known for its scenic landscapes and rich cultural heritage. The area offers a relaxed pace of life while maintaining easy access to the City Centre amenities. Residents enjoy an abundance of recreational opportunities including nearby golf courses, walking trails, and parklands. Transport links to Edinburgh and Glasgow cater to commuters and there is a local train station providing regular services.

Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale. Please note that other items may be available through separate negotiation.



Viewing Details

By appointment contact Simpson & Marwick

SIMPSON & MARWICK

SIMPSON & MARWICK



For Identification purposes only.
Not to scale.

The Thorns, 13 Forkneuk Road

Uphall, West Lothian, EH52 6BL

Approx. Gross Internal Area:
4111.81 Sq Ft (382 Sq M)

Simpson and Marwick

4 Albyn Place
Edinburgh, EH2 4NG

T: 01315815700
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		