



Offers Over

£195,000

18a Ecclesmachan Road

Uphall | West Lothian | EH52 6DB

A charming stone-built mid-terraced property, ideally positioned in the heart of the popular village of Uphall and close to an excellent range of local amenities, transport links and leisure facilities. Originally forming an historic extension of "The Lindens", built circa 1906 which was formerly a detached property, this unique home combines traditional character with a stylish contemporary finish following a programme of recent renovations. Presented in true walk-in condition, the property offers an excellent turnkey opportunity for a wide range of purchasers.

 2 Bedrooms

 1 Public Room

 1 Bathroom

 On Street Parking

 Front and Rear Gardens

 EPC Rating – D

 Council Tax Band - B



Description

The welcoming vestibule opens into a truly impressive open-plan living space, formerly the ballroom of The Lindens, which has been thoughtfully transformed into a stunning contemporary home while retaining an abundance of its original character. The impressive ceiling height immediately creates a wonderful sense of volume and space, complemented by a wealth of attractive period features. A particular highlight is the original timber flooring, which has been carefully stripped and restored, adding warmth and authenticity throughout the principal living space. The room also retains its original working gas fireplace, complete with an ornate carved wooden mantelpiece and original drinks cabinet, creating a striking focal point and a wonderful connection to the property's history. The generous open-plan layout comfortably accommodates defined lounge and dining areas, while a stylish fitted kitchen has been seamlessly incorporated into the space. The kitchen provides a good range of fitted wall and base units, complemented by integrated appliances and a contemporary finish. The dining area benefits from bespoke integrated bench seating, making excellent use of the space and creating a practical yet inviting area for entertaining and everyday family life. An inner hallway leads through the property and benefits from a particularly attractive skylight beneath the original roof cupola. This feature floods the hallway with natural light and is another wonderful reminder of the building's original architectural character. The principal bedroom is a generous double room positioned to the rear of the property, enjoying a pleasant outlook over the private garden. The room is finished with carpeting and offers excellent storage, including a range of fitted wardrobes together with additional useful storage. The second bedroom is also a well-proportioned double room, again positioned to the rear of the property and enjoying a pleasant outlook. Finished with laminate flooring, the room provides excellent flexibility as a second bedroom, guest room or home office, with further useful storage available. Completing the accommodation is a modern and well-appointed bathroom, fitted with a white three-piece suite comprising a bath with dual-headed shower over, wash hand basin and WC. The room is finished with contemporary detailing, including a chrome heated towel rail, creating a practical and stylish space for everyday use.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from a small private garden area to the front. To the rear, stairs from the hallway off the kitchen lead down to a particularly attractive and secluded garden, which is predominantly laid to lawn and enclosed by mature hedging along with a greenhouse and wooden planters. The garden provides an excellent private outdoor space and further benefits from access to useful cellar storage, together with an under-stair cupboard. On-street parking is available within the immediate vicinity.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

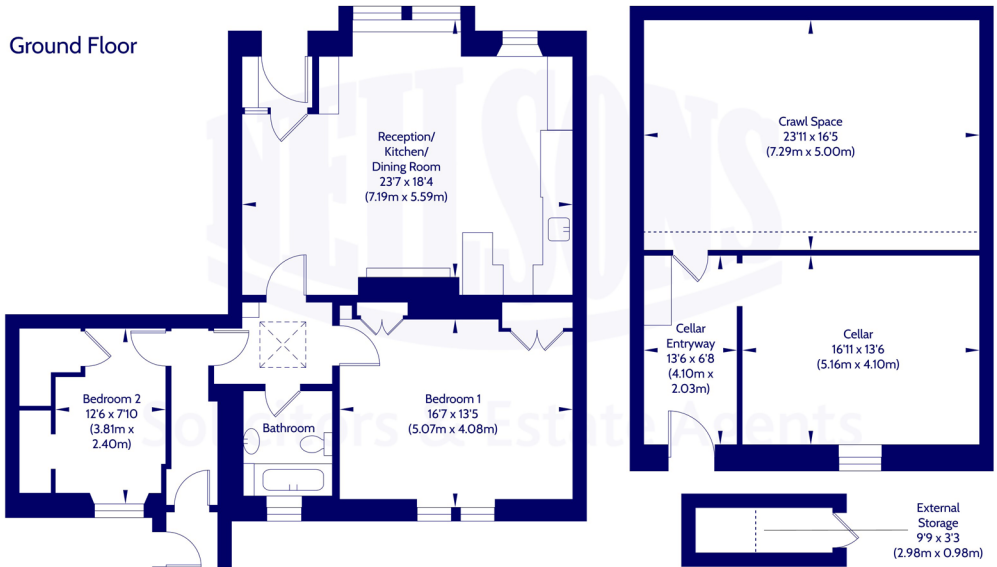
The property is situated on Ecclesmachan Road in the heart of Uphall, a popular and well-established West Lothian village offering a convenient blend of local amenities, attractive surroundings and excellent transport connections. Uphall has a strong village atmosphere, while the neighbouring town of Broxburn provides an even wider selection of shops, supermarkets, services and leisure facilities. A good range of everyday amenities are available within easy reach, including local shops, convenience stores, cafés, restaurants and pubs. Lidl is located nearby on East Main Street, while further supermarkets and retail facilities can be found throughout Broxburn. There is also a good choice of independent dining options and cafés in the surrounding area. Gianninos and The Dine Indian Restaurant are among the local options. The area is particularly well suited to those who enjoy the outdoors, with a number of parks, woodland areas and walking routes nearby. Almondell & Calderwood Country Park provides extensive countryside walks, woodland trails and attractive riverside scenery, while Broxburn Community Woodland offers further opportunities for walking and enjoying the outdoors. Uphall also benefits from excellent transport links, with regular bus services operating locally and providing connections towards Broxburn, Livingston, Bathgate and surrounding areas. Bus stops are located on Ecclesmachan Road, while Uphall Railway Station is approximately 1.5km away and provides rail connections towards Edinburgh and Glasgow. For commuters, the location is particularly convenient, with the M8 motorway easily accessible, providing direct links between Edinburgh and Glasgow, while the M9 and wider central Scotland motorway network are also readily reached. Edinburgh Airport is approximately 4 miles away, further enhancing the property's appeal for those travelling regularly. Overall, Uphall offers an excellent combination of village amenities, outdoor space and superb commuter links, making Ecclesmachan Road an appealing location for a wide range of buyers.





Approx. Gross Internal Floor Area 91 Sq M / 981 Sq Ft.

Ground Floor



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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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

