



34 Pumpherston Road, Uphall Station

Offers Over £170,000



## 34 Pumpherston Road

Uphall Station, Livingston

Modern three-bedroom end-terrace in Uphall with spacious lounge, new kitchen, stylish shower room, ample storage, landscaped gardens, and great transport links. Walk-in condition.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



### Lounge/Diner

21' 2" x 11' 7" (6.44m x 3.54m)

A lovely, fresh and modern lounge diner filled with natural light from large front and rear windows. Featuring stylish new modern shutters, fresh carpet, two central light fittings, with two radiators, this bright and spacious room offers plenty of space for free-standing furniture, along with ample room for a dining table and chairs, creating a comfortable and welcoming living and dining area.

### Kitchen

11' 8" x 6' 9" (3.55m x 2.05m)

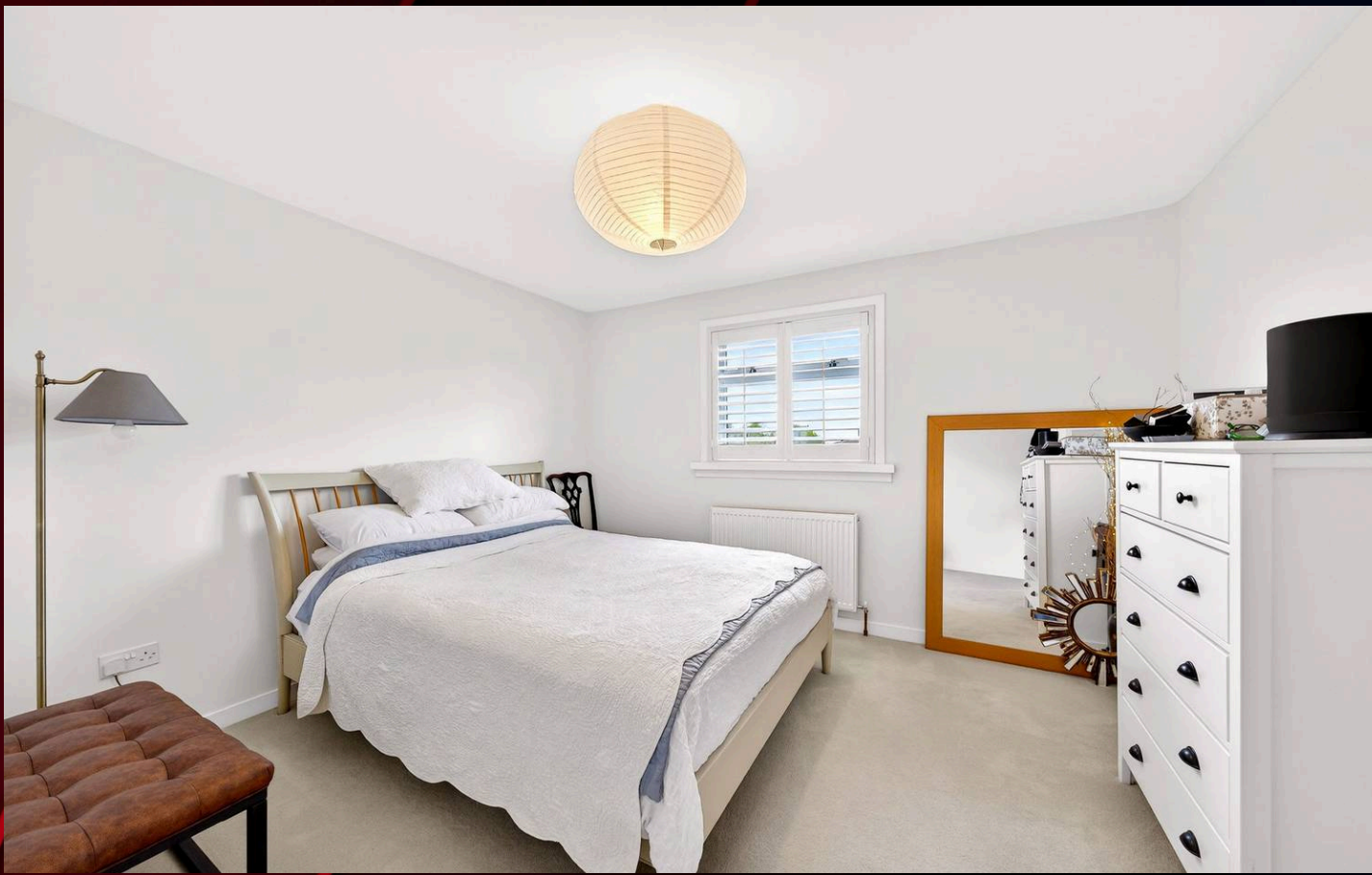
A beautifully presented modern kitchen with a pleasant rear-facing window overlooking the garden and a full glazed door providing direct access to the rear garden, allowing plenty of natural light to flow through the space. Finished with stylish laminate flooring, the kitchen features a ceramic sink with drainer and contemporary mixer tap, along with a newly fitted slot-in electric cooker. There is an excellent range of storage cupboards and generous worktop space, complemented by modern ceiling spotlights for a sleek finish. The owner is also including a fridge and dishwasher as gifted items, with additional space available for a free-standing washing machine. A stylish and practical kitchen ideal for modern day living.

### Vestibule

6' 1" x 3' 2" (1.86m x 0.97m)

A welcoming and beautifully presented entrance vestibule creating an excellent first impression upon arrival. This bright and practical space benefits from a uPVC entrance door with side window, allowing plenty of natural light to flow through. Featuring fresh modern décor, stylish laminate flooring, and contemporary ceiling spotlights, the vestibule also offers two excellent storage cupboards, ideal for coats, jackets, and shoes, helping to keep the home organised and clutter free. A bright and elegant entrance setting the tone for the rest of the property.





### Hallway

10' 9" x 3' 2" (3.27m x 0.96m)

A lovely and well-presented hallway finished with fresh modern décor, creating a bright and welcoming feel throughout. The space benefits from soft carpet flooring, contemporary centre ceiling spotlights, and excellent storage options including a large walk-in storage cupboard and additional under-stair storage. Providing access to the lounge diner, kitchen, and upper level, this attractive hallway offers both practicality and a stylish flow through the home.

### Bedroom One

12' 0" x 11' 5" (3.65m x 3.48m)

A lovely spacious double bedroom enjoying a bright front-facing window which allows plenty of natural light to fill the room, creating a fresh and airy atmosphere. Beautifully presented with fresh décor and soft carpet flooring, the room offers ample space for a range of free-standing furniture. Further benefits include a radiator and central ceiling light fitting, making this a comfortable and relaxing bedroom retreat.

### Bedroom Two

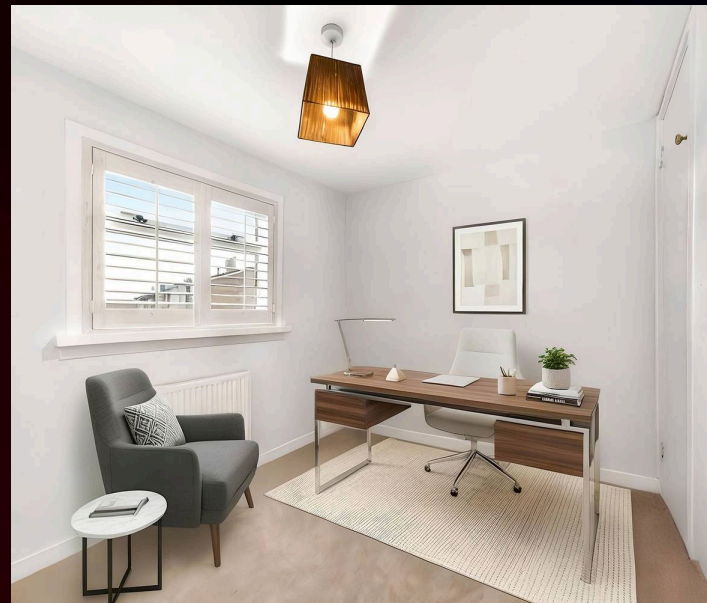
11' 11" x 12' 8" (3.63m x 3.86m)

A lovely second double bedroom beautifully presented with fresh modern décor and soft carpet flooring. The room enjoys a pleasant rear-facing window allowing for plenty of natural light, while the triple fitted wardrobes provide excellent built-in storage space. Further features include a radiator and central ceiling light fitting, creating a comfortable and stylish bedroom ideal for family living or guests.

### Bedroom Three

10' 0" x 7' 6" (3.04m x 2.29m)

A versatile and well-proportioned third bedroom currently utilised as a home office, offering flexibility to suit a variety of needs including a comfortable single bedroom. The room benefits from a bright front facing window allowing for plenty of natural light, along with fresh décor and soft carpet flooring creating a warm and inviting atmosphere. Additional features include fitted single wardrobes providing useful storage, a second good size storage cupboard, radiator, and central ceiling light fitting, making this an ideal multi-functional space.





### Shower Room

6' 7" x 5' 7" (2.01m x 1.69m)

A beautifully presented modern shower room finished to a high standard with stylish tiled walls and matching flooring, creating a sleek and contemporary feel. The suite comprises a modern vanity sink unit with WC and an impressive walk-in shower featuring a glazed screen and mains shower. A rear-facing window provides natural light and ventilation, while contemporary ceiling spotlights and a radiator complete this elegant and practical space.

### Upper Landing

A lovely and well-presented staircase, landing, and upper hallway finished with fresh modern décor and soft carpet flooring, creating a bright and welcoming feel throughout. The staircase features an attractive turned style design near the base, adding character as you rise to the upper level. The spacious landing benefits from contemporary ceiling spotlights and provides access to all three bedrooms and the shower room, as well as the loft/attic space. The landing also includes a useful boiler cupboard offering discreet and practical storage, and second large storage cupboard completing this bright and well-connected upper floor.





## REAR GARDEN

This Excellent South West Facing garden set across different levels, creating an attractive and well-designed outdoor space. The garden features a neatly maintained lawn area and stylish porcelain paving, offering a perfect setting for outdoor seating and entertaining. Fully enclosed for privacy and security, it benefits from both rear and side gate access. Outside water tap and electrics. A new shed is also being gifted by the owner, providing valuable storage, while a charming patio area completes this superb outdoor space, ideal for relaxing and enjoying the surroundings.

## FRONT GARDEN

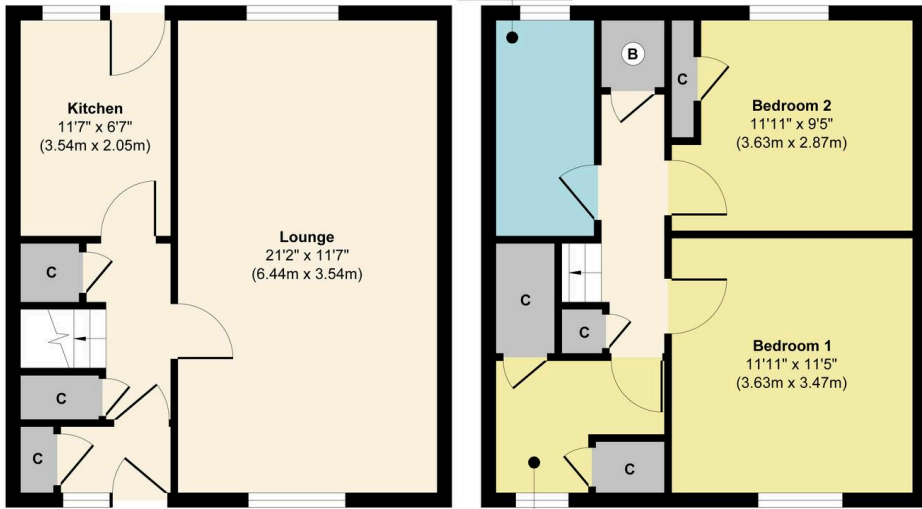
A very attractive, low-maintenance patio area finished with high-quality porcelain paving, creating a sleek and modern outdoor space. Fully enclosed for privacy and security, the garden is enhanced by an elegant combination of decorative walling and wrought iron railings, along with a gated entrance. A stylish and practical setting, perfect for outdoor seating and relaxing with minimal upkeep required.





34 Pumpherston Road, Uphall Station, Livingston, EH54 5PT

Shower Room  
6'8" x 5'9"  
(2.04m x 1.74m)



Ground Floor  
Approximate Floor Area  
439 sq. ft  
(40.80 sq. m)

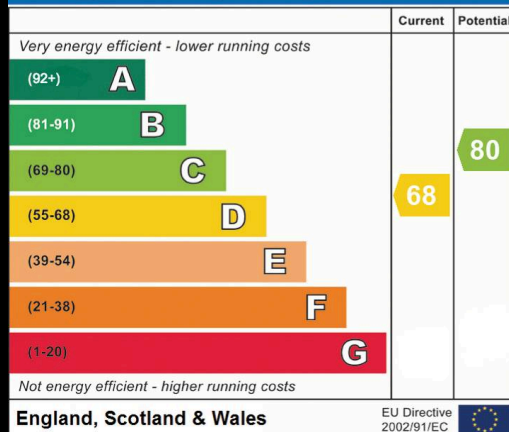
Bedroom 3  
10'0" x 7'6"  
(3.04m x 2.28m)

First Floor  
Approximate Floor Area  
439 sq. ft  
(40.80 sq. m)

Approx. Gross Internal Floor Area 878 sq. ft / 81.60 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

### Energy Efficiency Rating

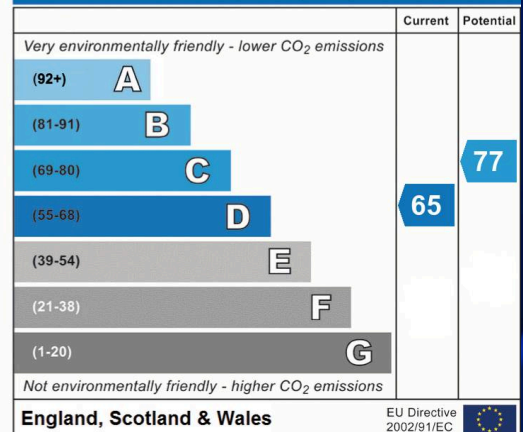


England, Scotland & Wales

EU Directive  
2002/91/EC



### Environmental Impact (CO<sub>2</sub>) Rating



England, Scotland & Wales

EU Directive  
2002/91/EC





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