



RALPH SAYER
SOLICITORS & ESTATE AGENTS

17 Uphall Station Road

Pumpherston, Livingston EH53 0LY

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Discover the peace of semi-rural life, in this traditional semi-detached bungalow, built circa 1924. Perfectly situated in the sought-after village of Pumpherston, nestled next to East Woods and close to Uphall station, this home offers a unique blend of tranquility and convenience. Neighbouring Livingston, offers more extensive shopping and entertainment, as well as access to the nearby M8, allows for an easy commute to Edinburgh or Glasgow. The property features a private driveway at the rear, along with a shared drying green and a delightful south-facing private garden plot.

Set back behind a neat front garden, the front door is discreetly tucked away on the side, adding to the home's character. Upon entering, you are welcomed by an entrance vestibule that leads to a long hallway. Positioned to the front of the property, the spacious yet cosy sitting room is the heart of the home, complete with a charming wood-burning stove that invites warmth and relaxation. Across the hall, you'll find a well-appointed kitchen/diner with a convenient dining alcove, perfect for entertaining family and friends.

Property Summary

- Set with-in Pumpherston village
- Entrance vestibule & hallway
- Elegant sitting room with wood burning stove
- Stylish kitchen/diner
- Two excellent double bedrooms with built-in storage
- Three-piece family bathroom
- Neat front garden, shared drying green & private garden plot
- Gas central heating & double glazing
- Insulated loft room, fitted with Ramsay ladder for access
- Private driveway to rear
- EPC Rating - D | Council Tax Band - C

Home Report Value - £220,000







Lovely two-bedroom
traditional bungalow,
in village location







This bungalow boasts two excellent double bedrooms, both equipped with built-in wardrobes for ample storage and they share a stylish bathroom, with shower over bath and glass screen. Moreover, a hatch in the hallway provides access to an insulated loft room via a Ramsay ladder, offering additional possibilities for use as an office, guest room, or creative space.

The property has a front garden, with a driveway/parking area, shared drying green and private garden plot, to the rear. The private garden, is south facing, with a garden shed and log store.

Extras: all fitted floor coverings, light fittings, window blinds, stove, all kitchen appliances and shed, included in the sale.



Pumpherstone

Pumpherstone is a village in West Lothian and popular with commuters, due to its close proximity to the M8, offering fast efficient connections to Edinburgh, Glasgow, Fife and Stirling.

The village has a local shop, takeaways, bowling club and primary school. Nearby, is Uphall station and Edinburgh airport is only a 5 mile journey. It neighbours Livingston, which offers more extensive shopping and entertainment facilities.

Leisure opportunities can be found in Livingston. A choice of golf clubs in the surrounding area, the Almondell and Calderwood country park, Beescaigs Country Park and Ratho climbing wall, are all a short drive away.



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 77.6 sq. metres (835.8 sq. feet)

