

# 21B Pumpherston Road

UPHALL STATION, WEST LoTHIAN, EH54 5PT



*FORMERLY PART OF THE OLD  
STATION HOUSE*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to welcome this charming three-bedroom end-of-terrace home, steeped in history as part of the old station house from the 1980s. Lovingly extended, this property now offers additional living space while retaining its unique character and vibrant appeal. Perfect for a young couple or family who are regular commuters, this home is conveniently located right next to Uphall train station with the added benefit of a private driveway.



As you step through the entrance, you're greeted by a warm and inviting kitchen that exudes rustic charm with a delightful cottage feel. The kitchen boasts a built-in hob and oven, complemented by a classic butler-style sink and ample worktop space, perfect for preparing meals. With enough room to dine in, this kitchen truly serves as the heart of the home, offering a cozy atmosphere for family gatherings.







Continuing through to the lounge, you'll find a tranquil space bathed in natural light, with patio doors leading to a quaint outdoor area—ideal for enjoying a morning coffee or al fresco dining. The lounge also provides access to the dining room, where a beautiful fireplace adds a touch of elegance and warmth. This room, too, is filled with sunlight, and the additional set of patio doors further enhances the seamless connection between indoor and outdoor living.











Upstairs, the property offers three bedrooms: a single room, a double room, and a master bedroom complete with an en-suite shower room. The master suite provides a serene retreat, while the family bathroom offers a luxurious free-standing bath and a convenient wet-floor shower.



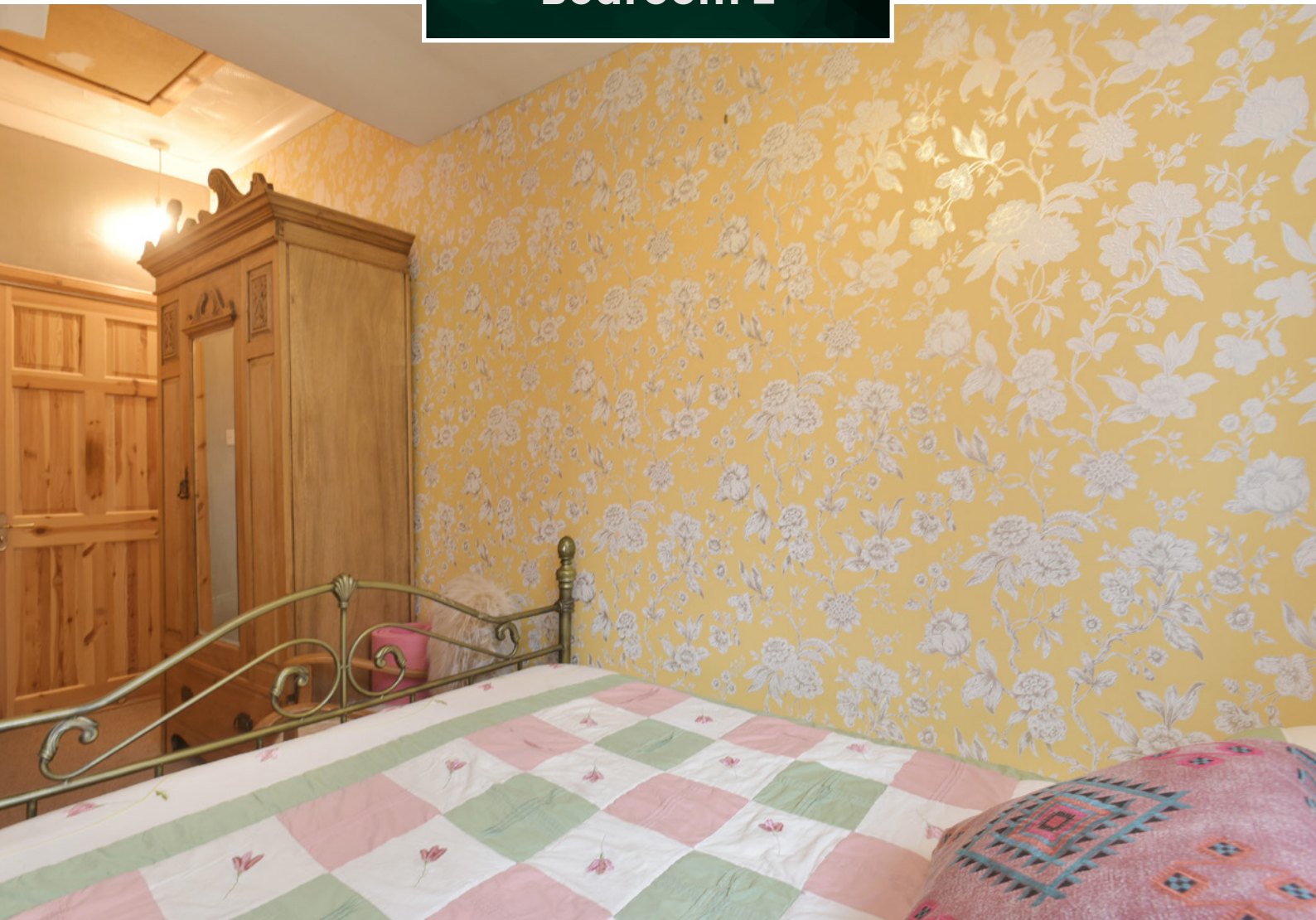








**Bedroom 2**







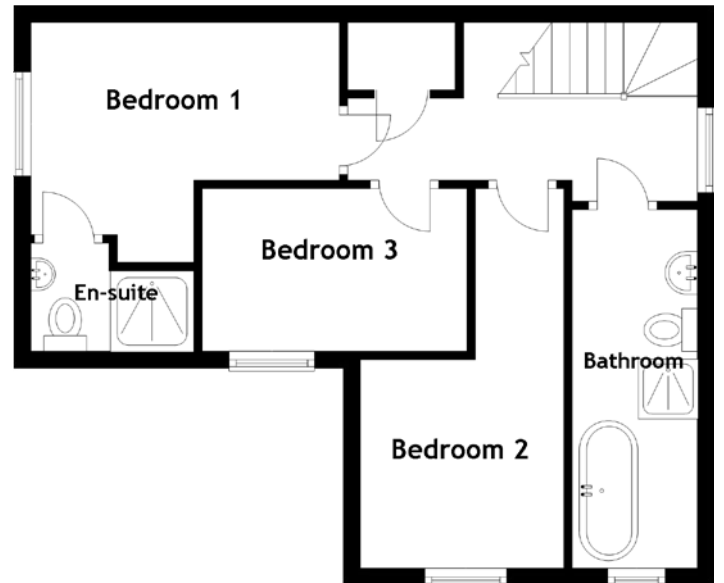
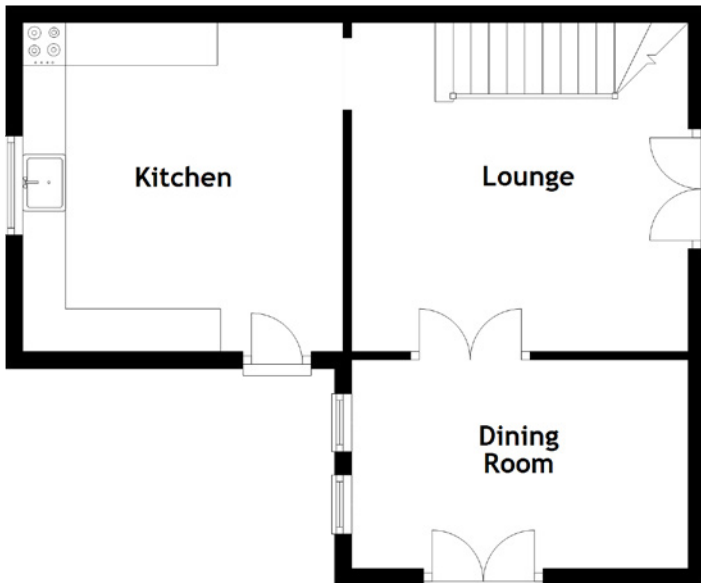
**Bedroom 3**











### Approximate Dimensions

(Taken from the widest point)

Lounge	3.95m (12'11") x 3.85m (12'8")
Kitchen	3.85m (12'8") x 3.76m (12'4")
Dining Room	3.95m (12'11") x 2.44m (8')
Bedroom 1	3.61m (11'10") x 1.85m (6'1")
Bedroom 2	4.45m (14'7") x 2.38m (7'10")
Bedroom 3	3.10m (10'2") x 1.90m (6'3")

Bathroom	4.20m (13'9") x 1.47m (4'10")
En-suite	1.84m (6') x 1.16m (3'10")

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>

EPC Rating: D

## Floor Plan





This delightful home perfectly blends historic charm with modern comforts, creating a space that is both characterful and welcoming.









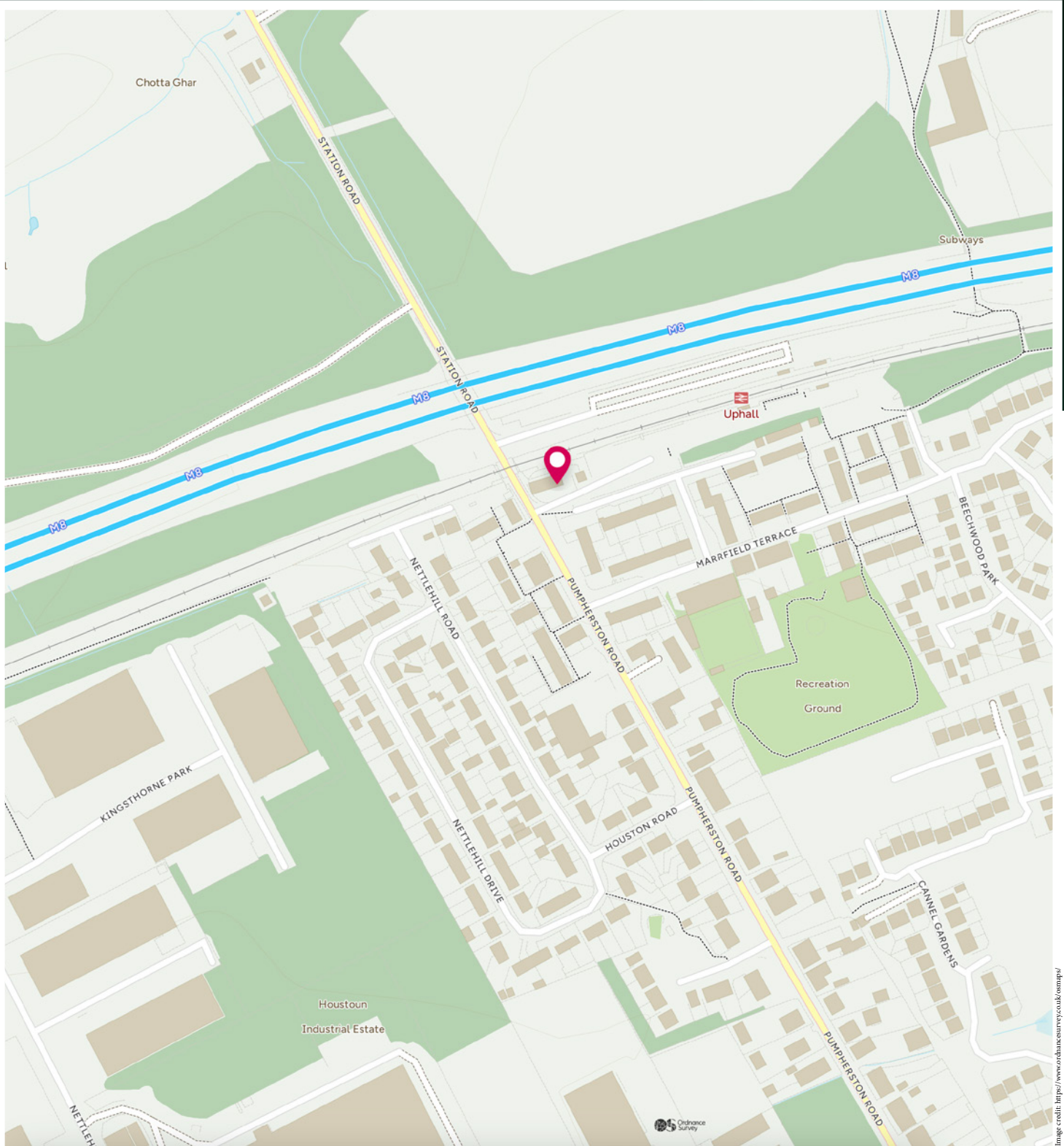


Uphall Station is a popular long-established village which links with the adjoining village of Pumpherston. Between the two communities, there are local amenities including an active Bowling Club, country walks along the River Almond, a choice of local shops, including a Co-op supermarket, and a popular primary school which houses the local library and meeting facilities. Takeaway food outlets are also located locally.

In addition, the shopping opportunities in nearby Livingston are the best in West Lothian. They include large national brand supermarkets, clothing retailers, DIY and much more at the Livingston Designer Outlet. Further shopping facilities are even closer in Broxburn and Uphall and the Gyle Centre on the edge of the City is very easily reached. Leisure and sporting facilities are nearby, including children's play areas, bowling and golf plus football and rugby clubs. Transport is key to the area with a local railway station and excellent road links.

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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