



6 Letham Holdings, Pumpherston, Mid Calder,
Livingston EH54 5NX

Deans 
Solicitors & Estate Agents LLP



DETACHED COTTAGE

- Sitting Room
- Open Plan Living/Dining/Kitchen
- Utility Room
- Three Bedrooms
- En-suite Shower Room & Bathroom
- Extensive Garden Grounds
- Large Parking Area
- Air Source Heat Pump & Double Glazing
- Separate Two-Bedroom Annexe
- EPC Rating - D



Viewing is essential to purchase this rarely available substantial, extended and upgraded detached cottage with separate two-bedroom annexe within the popular town of Livingston. The property is close to Almondvale Shopping Centre and Retail Outlet with a variety of High Street shops, restaurants and cinema. There are excellent transport links to Edinburgh and Glasgow via road and rail. The cottage which has been extensively upgraded to a high standard by the present owners offers contemporary living and comprises: entrance vestibule with tiled flooring and laundry room off, welcoming hallway leads to the spacious contemporary kitchen with integrated appliances and breakfast bar leading to the stunning 40sqm sitting/dining room with under floor heating, dual aspect windows providing excellent natural light and bi-folding doors to the garden, lovely separate cosy living room with dual aspect windows and feature log stove, delightful spacious master bedroom with stylish en-suite shower room and built-in wardrobes with two further bedrooms and modern family bathroom. The annexe main space comprises of a spacious living area with pitched roof, French doors and wood burner, kitchen area along with two bedrooms and shower room. There are private expansive and established garden grounds surrounding the property with raised vegetable beds and decking areas. A large driveway to the front provides parking for approx. 6 cars. Included in the sale are the fitted carpets and floor coverings, oven, hob, fridge-freezer, washing machine, dishwasher and lightshades. All appliances included in the sale are sold as seen with no warranty provided.

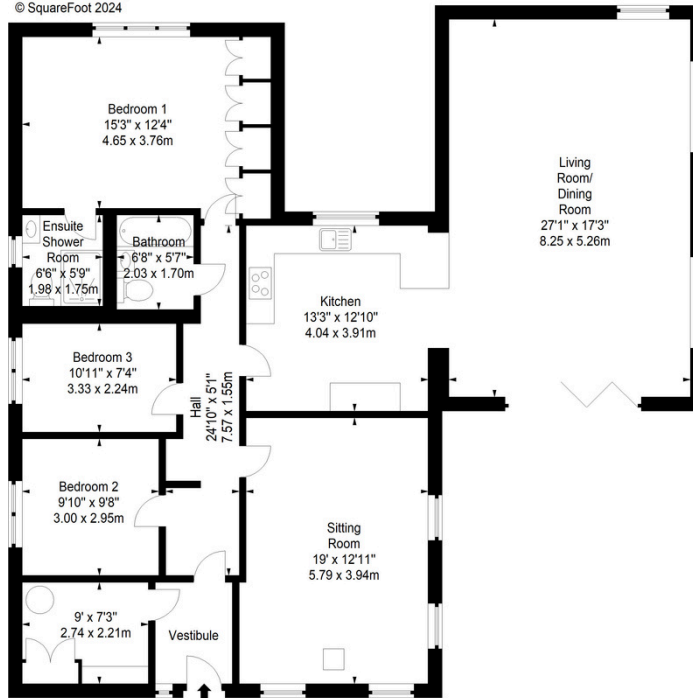




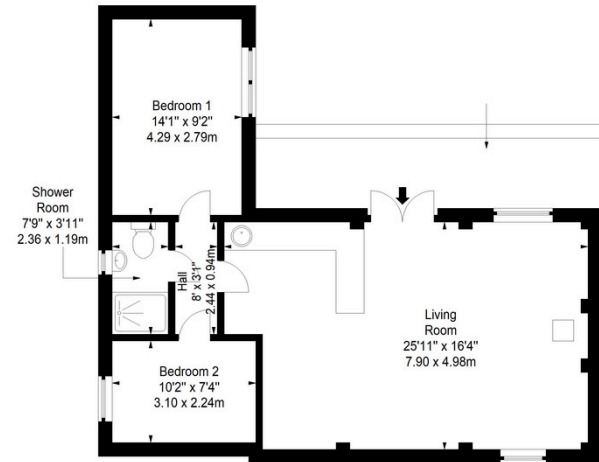
Letham Holdings , EH54 2NX



Approx. Gross Internal Area
1678 Sq Ft - 155.89 Sq M
Annex
Approx. Gross Internal Area
681 Sq Ft - 63.26 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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