



DESCRIPTION

This cozy two bedroom semi-detached house features modern living throughout and presents true move in condition perfect for a first time purchase or investment alike.

Internal viewing is highly recommended to appreciate this property.

The property includes:

- Welcoming hallway
- Ground floor WC
- Bright and spacious lounge
- Fully fitted kitchen/diner
- Primary bedroom with fitted wardrobes
- Second double bedroom with storage space
- Stylish family bathroom with shower over bath
- Private landscaped rear garden
- Driveway

To schedule a viewing, please call 01506 414568



LOCATION

Pumpherston is a popular long established village which is ideal for families of every size. Local amenities include an active Bowling Club, a choice of local shops, including a Coop supermarket, and a popular primary school which houses the local library and meeting facilities. Another good facility is the choice of take away outlets including Chinese, Indian and a good chip shop! 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. A particularly popular location is the international brand discount centre. 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. It is almost halfway between Edinburgh and Glasgow and is close to motorway links to both cities. A rail link is also available at Uphall Station, the adjacent and connecting village. Edinburgh International Airport is less than 10 miles away for links to London and many international destinations.