



**38 Pumpherston Road**  
**Uphall Station EH54 5PT**  
**Offers Over £133,995**

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 38 Pumpherston Road

Uphall Station EH54 5PT

An excellent home which will suit a variety of buyers is offered from this well presented two bedroom mid terrace villa. It boasts an open plan lounge/dining room, two generously proportioned bedrooms and a low maintenance garden to the rear. It further benefits from ample resident's and on street parking nearby. It is ideally located within easy reach of all local amenities, schools, shopping and excellent road and rail links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and it's position.

- **Entrance hallway**
- **Spacious lounge/dining room**
- **Kitchen**
- **Two bedrooms**
- **Modern bathroom**
- **Gardens & parking**
- **GCH & DG**
- **Council Tax Band: A**
- **Energy Efficiency Rating: TBC**

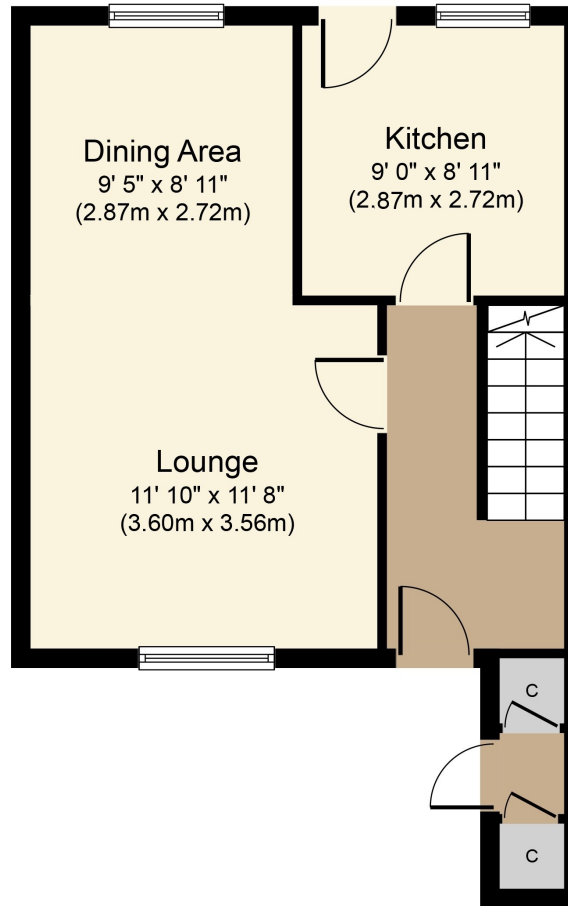
Extras: All floor coverings, blinds and light fittings.

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [kma@caesar-howie.co.uk](mailto:kma@caesar-howie.co.uk)

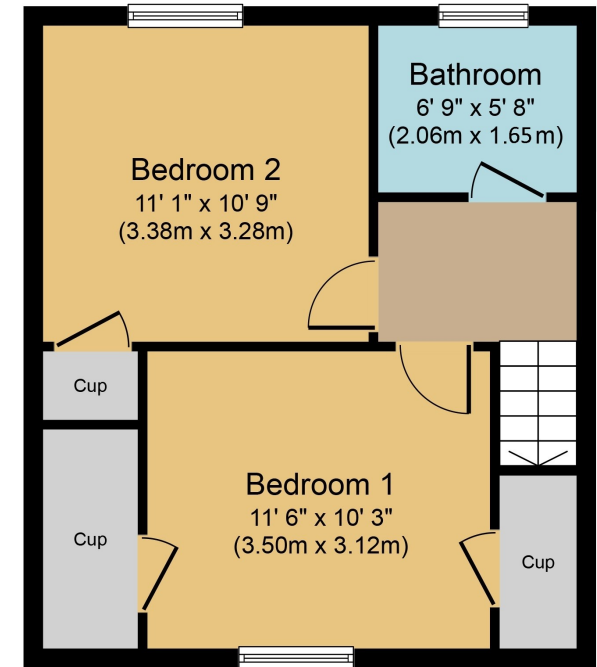


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**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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