



Pumpherstons Road
West Lothian
EH54 5PH

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Offers over £159,000

This Traditional Semi Detached Bungalow was built in the 1900s and is situated in an established location and has an exceptionally large rear garden.

The property does require some modernisation and upgrading and most of the same style homes have been developed and extended with many also adding dormers on the upper floor which greatly enhances the overall floor area.



The bungalow is traditionally constructed with a painted stone exterior beneath a pitched, natural slate roof with modern well presented driveway to the front and a next pathway at the side.

The front driveway is wide enough for several cars and is level with a neat monobloc finish and chipstone border. This continues at the side of the property and affords access to the very large rear garden.



The rear garden is a great size and is level with a large lawn, stocked borders and some mature conifers which separate the front and rear areas. At the far end is a greenhouse and also an adjacent stone built outbuilding.

Internally the bungalow does require some upgrading although once done would provide a very nice family home in a great area close to amenities including train station and convenient access to motorway with Edinburgh itself within 20 minutes drive.

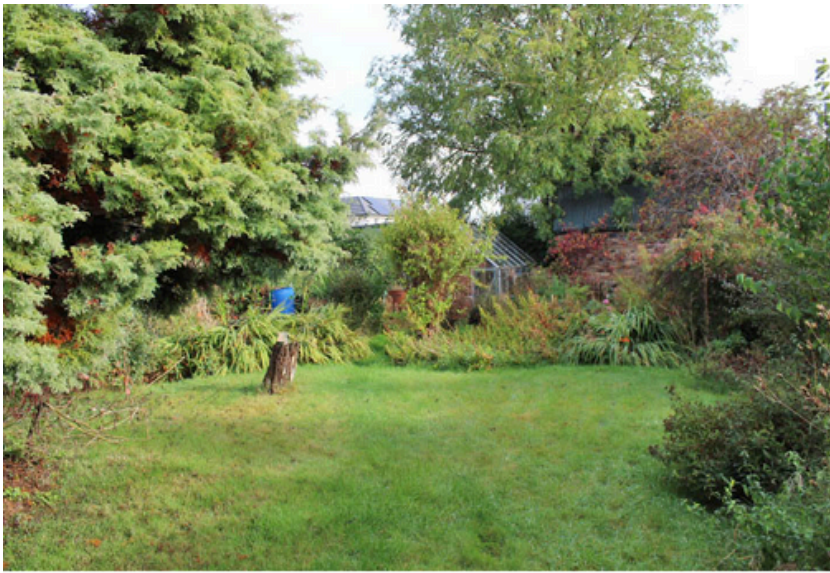


Home Report Valuation
£165,000

what 3 words
avoid.mash.cheer

Council Tax Band B

EPC Rating D



The accommodation is entered from the rear door which leads to a small vestibule with door to the main living area. This lounge had window to the rear and a fireplace with back burner boiler, there is access to the kitchen, carpet and ample space for a dining table.

Accessed from this room is a door leading to the front bedroom which has a picture window to the front. The second double bedroom is accessed via a hallway and also has window to the front and within this hallway is a built in storage cupboard and also access via fold down ladder to a large undeveloped loft space.



The kitchen is a good size and has been refitted with a range of floor and wall units incorporating a modern white sink unit, integrated hob and oven and space for fridge freezer.

At the rear hallway a door opens to a modern bathroom with white suite comprising panelled bath with mains shower and folding screen, wash hand basin in vanity unit and a wc. Window to the rear and wall mounted heater.

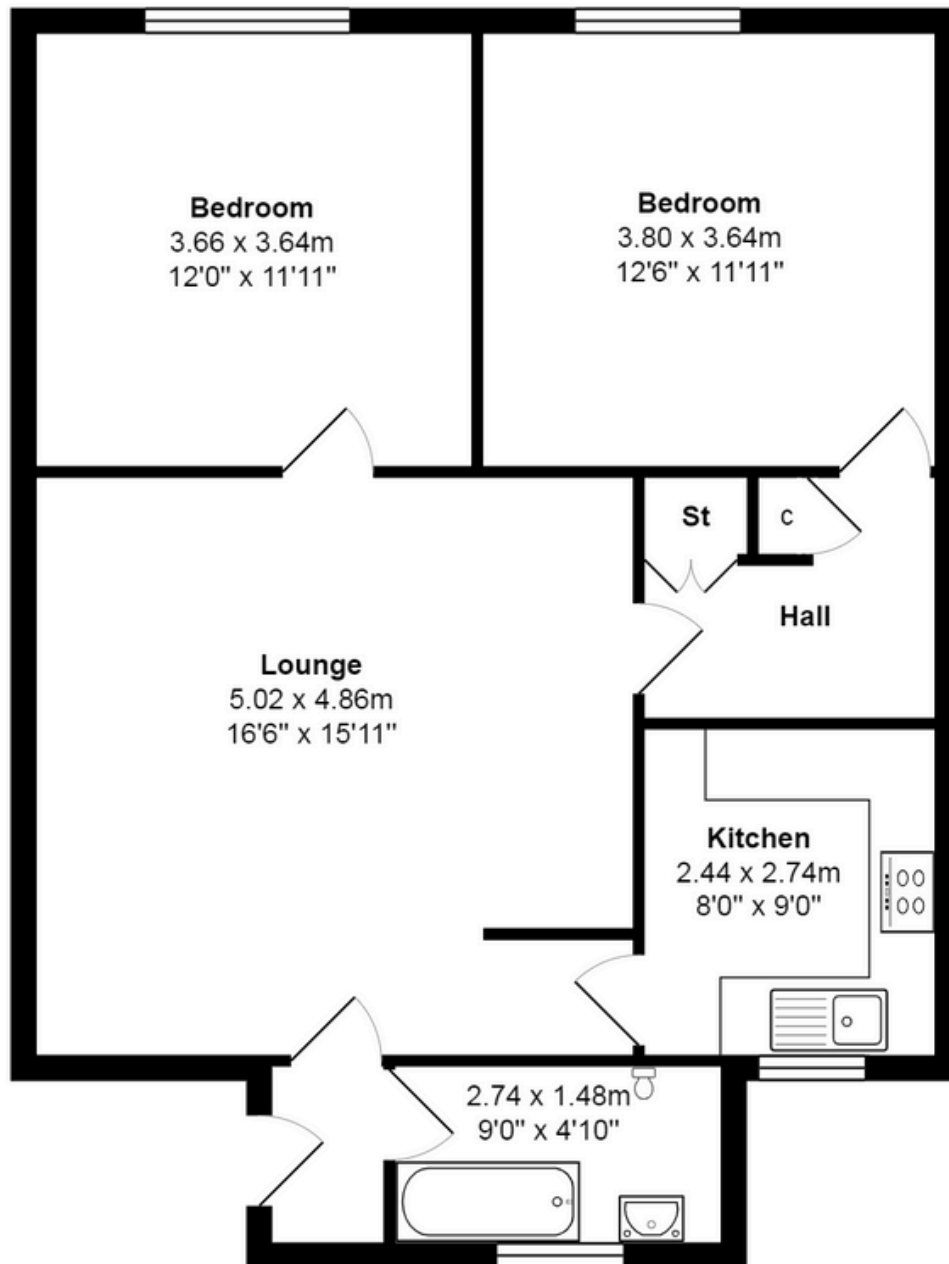


We have been informed that this house was formerly , many years ago, a shop which explains the current layout and obviously gives scope to change as required by the incoming buyer.

The property further benefits from double glazing.

Vendor Comments

This has been a much loved famil home for many years but is now at the stage for the new buyer to change to their own requirements.



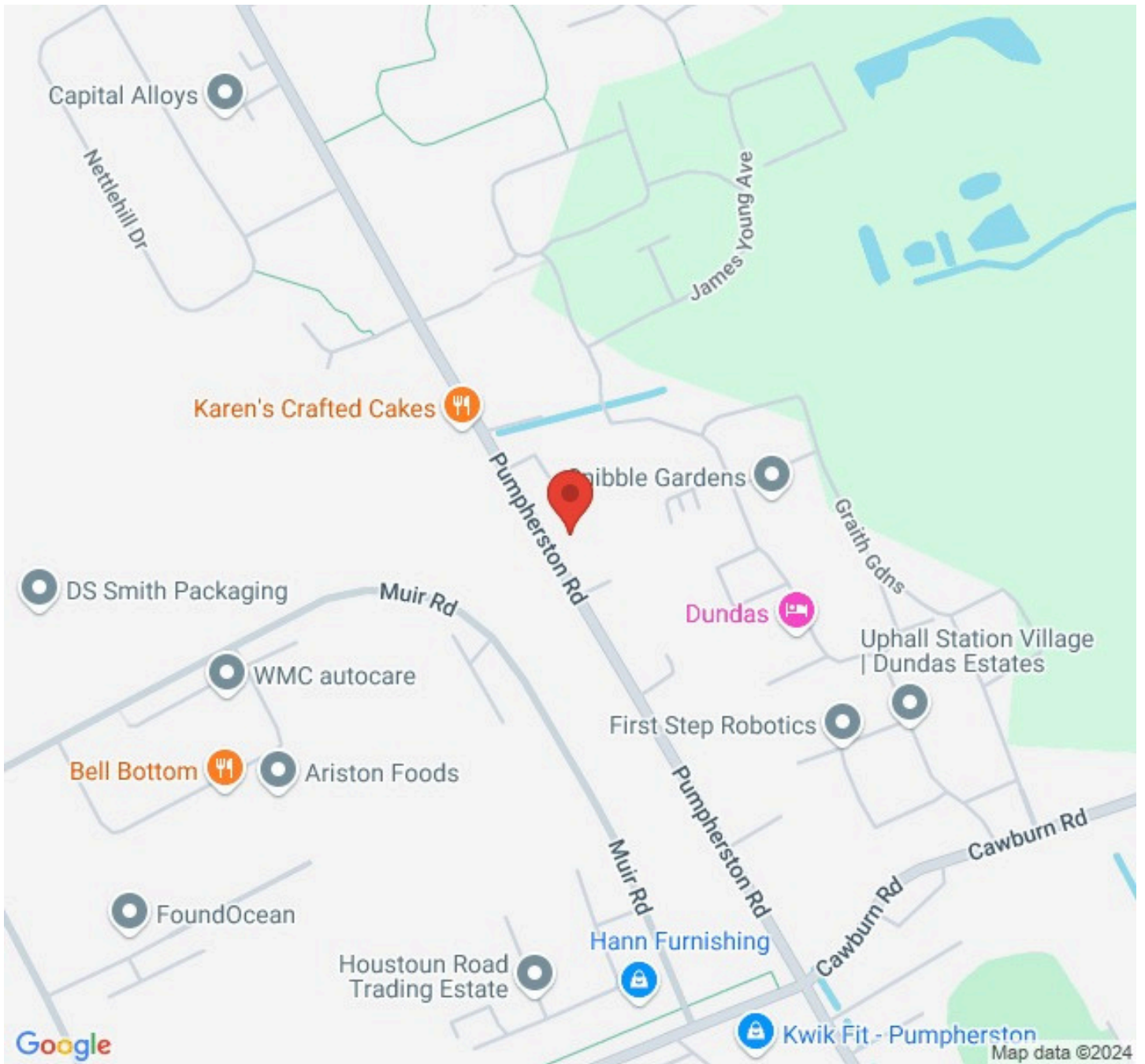
Total Area: 71.0 m² ... 764 ft²

All measurements are approximate and for display purposes only

Location

Uphall Station is surrounded by green spaces and countryside, making it an excellent location for outdoor enthusiasts. The nearby Almondell & Calderwood Country Park offers scenic walking trails, woodlands, and picnic areas, perfect for family days out. For golfers, the Uphall Golf Club is within easy reach, offering an 18-hole course set amidst picturesque surroundings. Cycling, running, and horse riding are also popular activities in the area, with several trails and paths to explore





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

