





## 4 Harrysmuir North

### Pumpherstoun

Welcome to 4 Harrysmuir North, this three-bedroom top floor flat, offers a perfect blend of space, comfort, and practicality. This home is ideal for first-time buyers, growing families, and professionals alike.

Stepping inside, you are greeted by a spacious hallway that seamlessly connects the home's main living areas. Throughout the property, high ceilings enhance the sense of space and light, creating an airy and inviting atmosphere.

To the back of the property, the generously sized living room is an ideal space for both relaxation and entertaining. The feature fireplace adds a cosy focal point to the room, creating the perfect spot to unwind after a long day. Large windows allow natural light to pour in, highlighting the spaciousness and character of this lovely home.

Adjacent to the living room, the kitchen is well-equipped with ample storage and plenty of worktop space. A particular highlight of this room is the space for a dining table, making it an ideal setting for family meals or hosting guests. With a practical layout, the kitchen is a fantastic space for both cooking and socialising.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





The property boasts three well-proportioned bedrooms, each benefiting from built-in storage, ensuring there is plenty of space to keep everything neatly organised. These versatile rooms offer flexibility to suit different needs, whether you require extra bedrooms, a home office, or a guest room.

The bathroom features a contemporary and polished design with light grey marble effect wet wall style panels that create a sleek, seamless appearance. The room includes a white bathtub with a chrome handheld showerhead and modern tap fittings. Adjacent to the bathtub is a glass-enclosed shower. The vanity unit integrates a compact sink and storage cabinets beneath, finished in glossy white. The floor is laid with white marble effect tiles that match the wall panels, maintaining a cohesive look. The ceiling is finished with glossy white panels, fitted with recessed LED lighting, providing a clean, bright atmosphere. A round, illuminated mirror above the sink adds a touch of modern sophistication.

The extra-large driveway provides ample parking for multiple vehicles, a rare and valuable feature in this area. To the rear, a generous back garden offers a private and peaceful outdoor retreat, perfect for relaxing, entertaining, or creating a safe space for children to play.

Adding to the home's family-friendly appeal, a children's park is conveniently located just across the road, offering a fantastic outdoor space for young ones to enjoy. The property is also well positioned for local schooling, making it an excellent choice for families looking to settle in a community-oriented area.

For commuters, this home benefits from excellent transport links, with nearby train stations providing easy access to surrounding towns and city centres. Whether travelling for work or leisure, the convenient location ensures you are well-connected









Approximate Gross Internal Area = 90.8 sq m / 977 sq ft

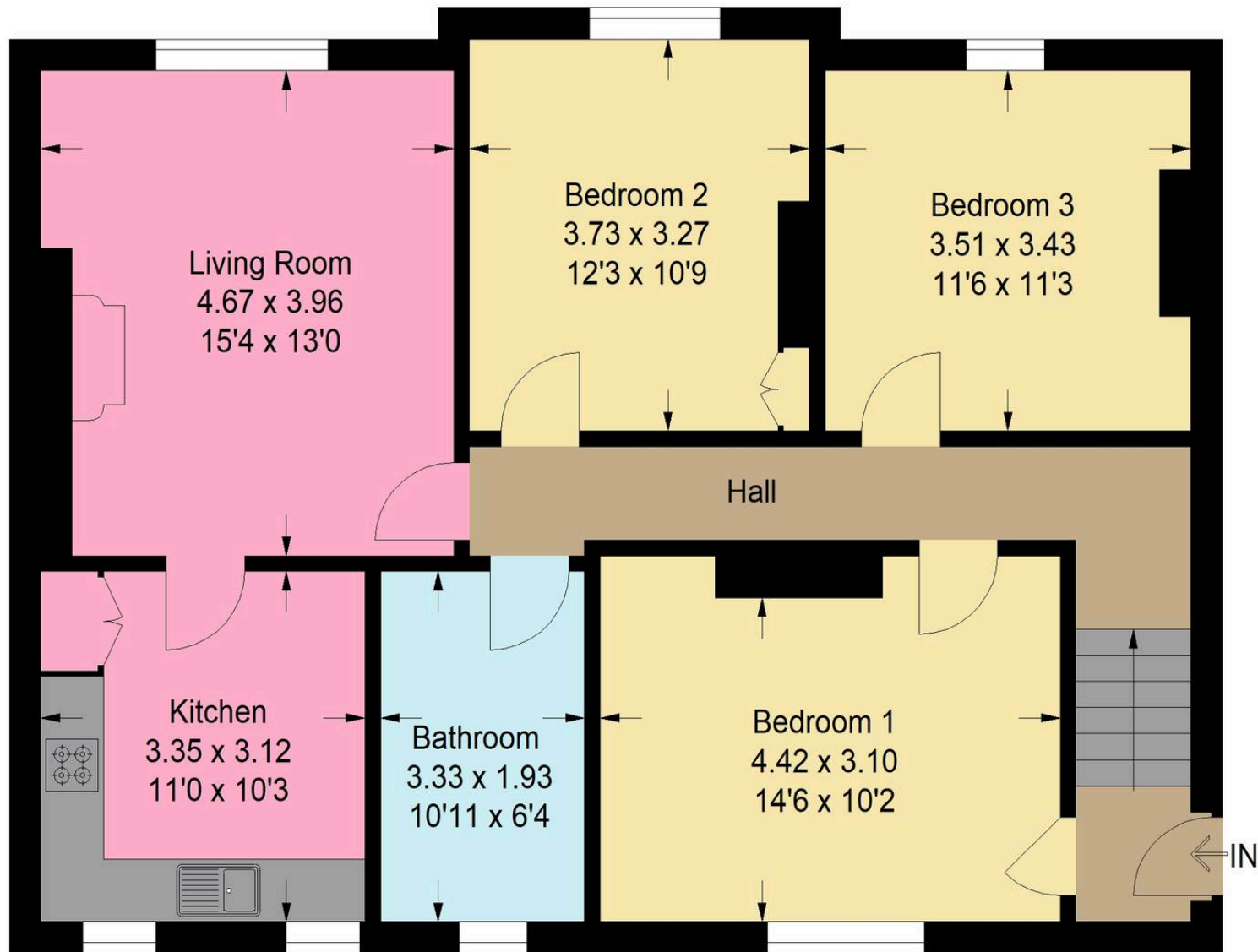


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