





49 Harrysmuir Gardens

Pumpherston

Built 22 years ago and lovingly owned by the same family since new, Harrysmuir Gardens is a beautifully presented modern family home that truly stands out. Every corner of this property reflects the care and attention that has gone into maintaining and upgrading it over the years, it's genuinely move-in ready and finished to an exceptional standard throughout.

As you step inside, you immediately get a feel for the warmth and quality of this home. To the left of the hallway, there's a stylish downstairs WC, featuring wood-effect panelling, a silver heated towel rail, and a modern sink unit, a practical and elegant addition that enhances the home's contemporary feel without compromising on design.

The hallway leads through to a spacious lounge, which has been thoughtfully upgraded with a bespoke media wall, creating a modern yet cosy family space. The wood-effect LVT flooring runs throughout the lower level, tying the spaces together beautifully. In the lounge, the flooring transitions cleverly, with LVT in the main walkway area for durability and a plush, soft carpet in the seating zone for added comfort and warmth. Natural light fills the room thanks to a dual aspect, with a front-facing window and added patio doors leading to the garden. The space is decorated in a neutral colour palette and is presented in pristine, move-in condition, offering a calm and welcoming atmosphere.



Flowing through from the lounge, you'll find the stunning modern kitchen, finished in sleek grey handleless cabinetry with wood effect worktops and matching splashbacks, creating a stylish contemporary look. The kitchen also features a wine cooler, breakfast bar, ample cabinet storage, and open feature shelving ideal for personal touches. A matte black vertical radiator completes the look with a designer edge. From here, a second set of patio doors opens onto the low-maintenance rear garden, making this an ideal space for both everyday living and entertaining.

The garden itself is a real highlight, designed for enjoyment all day long as the sun moves around the property. The south-west facing decking area, accessed from the lounge, is perfect for relaxing in the evening sun, while the paved patio and artificial lawn create an attractive, easy-care outdoor retreat.

Located in a quiet and highly sought-after residential development in Pumpherston, this property offers an ideal setting for both families and commuters. Reputable local schools such as Harrysmuir Primary, Pumpherston & Uphall Station Community Primary, and Letham Primary are all nearby, with secondary education available at Inveralmond Community High School and St Margaret's Academy.

Everyday amenities are conveniently close, with a local Co-op just a five-minute walk away and the popular Bay Leaf Indian restaurant offering excellent dining right in the village. The Pumpherston Bowling Club is also within walking distance, providing a welcoming community hub for social and recreational activities.

For commuters, Uphall Train Station is only a short drive away, offering direct connections to both Edinburgh and Glasgow. The M8 motorway is easily accessible, ensuring effortless travel across the central belt.

Council Tax band: D

Tenure: Freehold

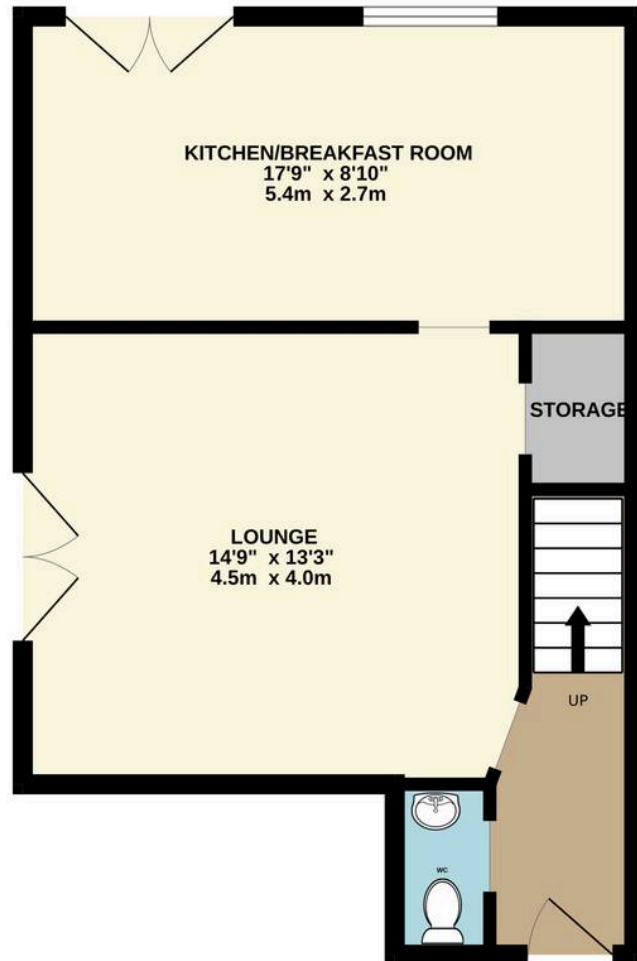
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

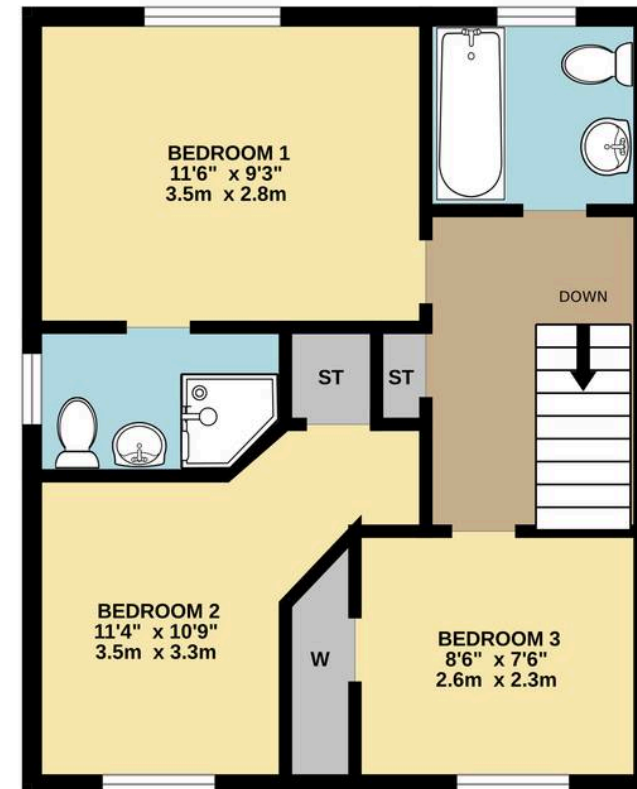




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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