





## 46 Harrysmuir Gardens

### Pumpherston

Welcome to Harrysmuir Gardens, Pumpherston, a beautifully presented three bedroom semi detached home offering two reception rooms, flexible space, and a private west-facing garden. Set within a quiet and family-friendly neighbourhood, this move-in-ready property has been thoughtfully extended and includes a two-to-three car driveway, a versatile summer house with power, and a fantastic layout ideal for contemporary family life. Upon entry, you're welcomed into a bright and inviting hallway that sets the tone for the rest of the home. To the right-hand side, at the front of the property, is the spacious lounge, featuring elegant mirrored wall panelling and ample space to comfortably accommodate two large sofas. This room offers a warm and relaxing setting, perfect for everyday living or entertaining guests.

To the rear, the modern kitchen is fitted with white-gloss cabinetry, chrome accents, and generous worktop space. It includes a four-point gas cooker, integrated oven, and space for a washing machine and American-style fridge-freezer offering both practicality and style.

To the side of the property is the extension, a superb addition that enhances the home's versatility. This space is currently split into two defined areas, one serving as a bright dining area or second reception room, perfect for family meals or entertaining, and the other functioning as the third bedroom, comfortably accommodating a double bed, bedside cabinets, and a wardrobe. The extension also provides access to a fully floored loft, complete with light and ladder, offering excellent additional storage.



The ground floor further benefits from a modern WC, finished with full wet-wall tiling, chrome accents, a wall-mounted mirror, and a heated towel rail, perfectly placed for convenience. There's also useful under-stair storage in the hallway.

Upstairs, the home features two well-proportioned bedrooms. The principal bedroom is a fantastic size, comfortably hosting a king-size bed with bedside cabinets and featuring a large fitted wardrobe and triple-aspect windows that flood the room with natural light. The second bedroom is ideal for a child's room, guest space, or home office, accommodating a single bed with bedside cabinet and room for a wardrobe.

The family bathroom has been finished to a high standard, offering full wet-wall tiling, a modern three-piece suite, overhead shower, chrome heated towel rail, and wall-mounted mirror.

Externally, the private west-facing rear garden is a true highlight, beautifully low maintenance and backing onto a mature treeline, providing a sense of calm and privacy. The summer house, fully powered and insulated, is a wonderful bonus space that can serve as a home office, gym, studio, or playroom, perfect for today's flexible lifestyles. To the front, the property features a two- to three-car driveway along with additional visitor parking, ensuring ample space for residents and guests alike.

Location wise, Harrysmuir Gardens is ideally situated within the desirable village of Pumpherston. You're within easy reach of local amenities including Scotmid, and Harrysmuir Primary School. For commuters, the M8 motorway and Uphall Train Station (just a two-minute drive away) offer excellent travel connections to Edinburgh and Glasgow. Families will also enjoy being close to Almondell & Calderwood Country Park, ideal for nature walks and outdoor adventures, while Livingston town centre provides a fantastic selection of shops, restaurants, and leisure facilities.

With its flexible layout, stylish interiors, and peaceful west-facing garden, this home at Harrysmuir Gardens is an exceptional find, a truly move in ready property offering comfort, versatility, and charm.







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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