










Offers Over  
**£160,000**

## 64 Uphall Station Road

Pumpherston | West Lothian | EH53 0LW

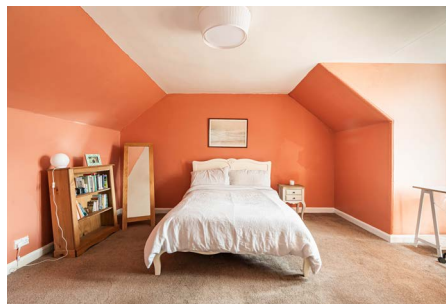
This charming mid-terraced cottage, located on Uphall Station Road in the heart of Pumpherston, West Lothian, offers the perfect blend of modern convenience and classic charm. The interior is thoughtfully decorated with a tasteful mix of contemporary and traditional elements, creating a warm and inviting atmosphere that feels like home from the moment you step inside. The property features well-maintained private gardens, providing a peaceful outdoor space perfect for relaxing, gardening, or entertaining. Whether you're a first-time buyer or looking to downsize, this cottage is an ideal choice, offering comfort, style, and practicality in a desirable location.

-  1 Bedroom
-  2 Public Rooms
-  1 Bathroom
-  On-street parking
-  Front and Rear Gardens
-  EPC Rating – E
-  Council Tax Band - B



## Description

This stunning property offers a perfect blend of character and modern amenities. As you approach, you'll be welcomed by a charming front porch, leading into a spacious entrance hall. The front-facing lounge is a highlight, featuring a cozy working fireplace and elegant wooden flooring, creating a warm and inviting atmosphere. The dining kitchen is both stylish and functional, with fitted units and ample space for a large dining table, making it ideal for entertaining. A convenient utility room at the rear provides easy access to the garden, while also offering additional storage and workspace. Upstairs, you'll find a generously sized double bedroom, offering plenty of space for free-standing furniture, ensuring comfort and flexibility. The modern shower room is designed with contemporary fittings, providing a sleek and fresh look.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens

The property features private garden grounds at both the front and rear. The front garden is an enclosed, low-maintenance space, perfect for easy upkeep. The rear garden is a true highlight, offering a beautifully matured landscape bordered by decorative plants and flowers. It also includes a spacious enclosed deck area, ideal for outdoor relaxation and entertaining, complete with a log-burning stove.

## Viewing

Please contact Neilsons on 0131 625 2222.







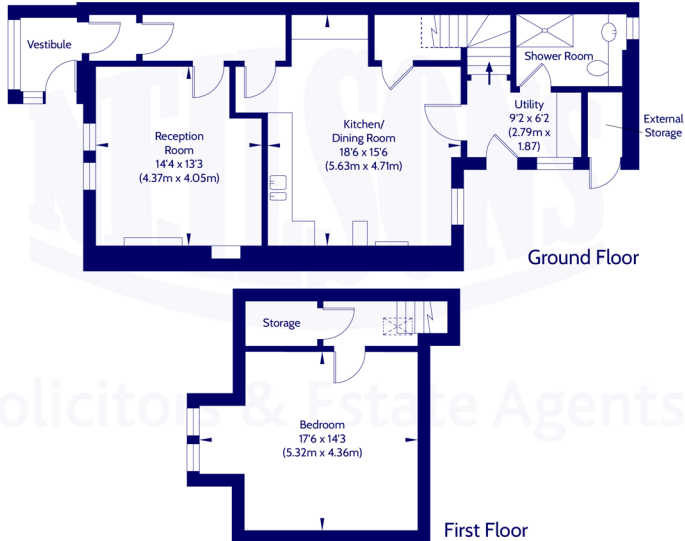
## Location

Pumpherstoun is a small, welcoming village located in West Lothian, Scotland. Known for its rich industrial heritage, particularly in shale oil production, the village offers a blend of historical charm and modern convenience. With close proximity to Livingston and excellent transport links to Edinburgh, Pumpherstoun is an attractive location for commuters and families alike. The area features a strong sense of community, local amenities, and scenic green spaces, making it a peaceful and pleasant place to live.





Approx. Gross Internal Floor Area 91.59 Sq M / 985 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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