





This fantastic 3 bedroom terraced house is located in the highly sought-after area of Pumpherston, presenting a wonderful opportunity for those seeking spacious bedrooms and office space. Situated on Heaney Avenue, this property is perfect for a growing family. Lorna MacDonald and RE/MAX Property are thrilled to bring this wonderful home to the market.

Pumpherston is a growing and vibrant community, offering a variety of local shops, services, schools, and nurseries. The village features a golf course, driving range, riding school, and extensive country walks and cycle paths. It's ideal for commuters, with excellent access to the M8 motorway connecting Glasgow and Edinburgh, along with frequent train and bus services. Nearby Livingston provides a wide range of amenities, including supermarkets, high street shops, a cinema, bars, restaurants, and sports and leisure facilities. Education options in Livingston extend up to college level, making it a well-rounded area for families.

#### **Front Garden**

The welcoming approach is finished with decorative stones and a paved path leading to steps and the front door. Bay parking is available at the front of the property.

#### **Entrance Hallway**

Entry to this inviting hallway is through a uPVC door with a window. The neutral décor begins with white painted walls and carpet flooring. There is an under stair cupboard providing storage space. A ceiling light, a radiator and power points finish the space.

#### **Lounge Diner**

21' 9" x 11' 6" (6.62m x 3.50m)

6.62m x 3.50m narrowing to 2.43m (21'08" x 11'05" narrowing to 7'11") This spacious room has white painted walls and carpet to the floor. A large window to the front and a window to the rear allow lots of natural light into the room, being further enhanced by two ceiling lights. A built in cupboard provides storage space. Two radiator and power points are also provided.

### Breakfasting Kitchen

9' 3" x 9' 11" (2.82m x 3.01m)

The great breakfasting kitchen features cream wall and floor-mounted units, complemented by grey work surfaces. The room is decorated with white painted walls and grey wood effect vinyl flooring, creating a clean look. It boasts an under counter oven, a four-ring electric hob, a built in extractor hood, a washing machine and a tall fridge freezer—all included in the sale. Natural light streams in through a window and a rear UPVC door with an additional window. The sink area includes a white sink and half with a mixer tap and drainer. Additional amenities include a ceiling light, a radiator and multiple power points, ensuring a functional room.

### Stairs and Landing

The stylish décor continues with carpeted stairs and landing and white painted walls. A ceiling light, a smoke detector and an attic hatch complete this space.

### Primary Bedroom

9' 9" x 11' 6" (2.98m x 3.50m)

This delightful room features a tasteful combination of white painted walls and cozy carpeted flooring. An integrated wardrobe offers ample hanging and shelving space, along with an additional storage cupboard. A window to the rear of the property allows plenty of natural light to flood in, enhanced by a ceiling light. A radiator and power points are provided.

### Bedroom Two

9' 10" x 9' 6" (2.99m x 2.90m)

This spacious double room is elegantly finished with white papered walls, complemented by carpeted flooring. A front facing window allows natural light to fill the space, enhanced by a ceiling light. A built in wardrobe provides hanging and shelving space. The room is also equipped with power points and a radiator.





### **Bedroom Three**

6' 9" x 8' 3" (2.05m x 2.52m)

This third bedroom features neutral walls and carpet flooring, creating a clean and modern aesthetic. A front-facing window allows natural light to brighten the room. There is a raised built in bed frame, ideal for a child's bed. Additional amenities include power points, a ceiling light, and a radiator.

### **Family Bathroom**

6' 1" x 6' 4" (1.85m x 1.94m)

This neutral bathroom features white painted walls, black tile effect vinyl flooring and white tiles around the suite. A rear-facing window allows natural light to illuminate the space, complemented by a ceiling light. The suite includes a grey pedestal sink, a close-coupled toilet, and a bath with mains shower over. Additionally, a radiator completes the room.

### **Rear Garden**

The fantastic, enclosed garden provides a great space for relaxation or entertaining. It features a paved area directly outside the house, continuing as a path to the rear gate. The garden is wonderfully finished with a grassed area and decorative stones. A wooden shed, which will be included in the sale, offers additional storage.

### **Additional Items**

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### **VIEWING**

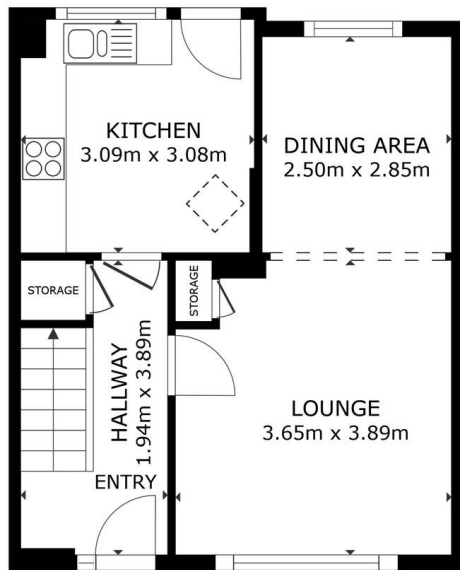
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

### **OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

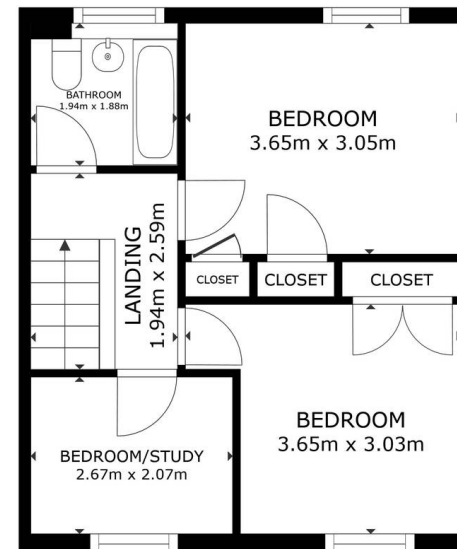
### **INTEREST**

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 39.7 sq.m. FLOOR 2 38.4 sq.m.  
 TOTAL : 78.1 sq.m.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 39.7 sq.m. FLOOR 2 38.4 sq.m.  
 TOTAL : 78.1 sq.m.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





## RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.