



Uphall Station | Pumpherston Road | Offers Over £180,000

A charming 2-bedroom cottage, built in 1900, full of character and original features. Set on a spacious lot with beautiful gardens and a private driveway.



Nestled within the charming village of Uphall Station, 103 Pumpherston Road offers a delightful opportunity for first-time buyers, small families, or downsizers looking to own a piece of history with this rarely available, terraced cottage built in 1900. Brimming with character and charm, this two-bedroom residence presents a picturesque facade that is sure to capture the heart.

Upon arrival, one is greeted by a driveway leading to the welcoming front door accessed by the shared pathway escorting you inside. An entrance vestibule with a stunning ornate tiled floor unfolds into a hallway that guides you to the first of the two double bedrooms, a cloakroom, and an inviting lounge adorned with half-height panelled walls and eye-catching wallpaper. The lounge, offering serene garden views, features an electric fire with surround, a convenient storage cupboard, and a staircase ascending to the upper landing.

To the rear, the kitchen/diner is a culinary delight with rich cream units, complementing worktops, and chocolate-coloured metro splashback tiles. It is fully equipped with an integrated oven, hob, hood, dishwasher, and has space for a washing machine and fridge/freezer which are all included within the sale. A door from here opens to the rear garden, a tranquil retreat with mature shrubs, lawn, chipped areas, and cosy seating spots. The perfect haven for enjoying the summer months.



The ground floor bedroom is tastefully decorated, complete with a shower compartment with wet wall panelling, and offers space for free-standing bedroom furniture. Just outside the bedroom, you will find a conveniently located cloakroom with white w.c, sink, finished with stylish wet wall panelling.

Upstairs hosts a second double bedroom large enough to fit a king-sized bed and free-standing bedroom furniture. Decorated in neutral tones with a feature paper to one wall. The bathroom completes the accommodation and is finished with chic black wet wall panelling, spotlights and a heated towel rail.

This endearing home is modernised with gas heating and double glazing, ensuring a comfortable living experience. With its blend of traditional aesthetics and modern conveniences, 103 Pumpherston Road awaits to start its next chapter with you.

Extras: Floor coverings, window fittings, light fittings, white goods, fire and surround, wardrobes in bedroom 1, garden ornaments and furniture (except the fountain) and the garden shed. The furniture including the sofas (except the lounge furniture and bed in bedroom) can be included as a separate negotiation.





Location: Uphall Station is a peaceful village offering a perfect blend of rural charm and modern convenience. Nestled between the towns of Livingston and Broxburn, it enjoys a prime location with easy access to both the natural beauty of the surrounding countryside and the amenities of nearby urban areas.

Uphall Station has excellent transport links. The village is well-served by its own train station, providing regular services to both Edinburgh and Glasgow. Commuters can reach Edinburgh Waverley in just over 20 minutes, making it an ideal base for those working in the capital. The nearby M8 motorway offers quick access to Edinburgh (around 14 miles) and Glasgow (about 30 miles), while local bus services connect residents to surrounding towns and amenities.

Uphall Station is within a short drive to both Broxburn and Livingston. Broxburn offers a range of essential amenities, including supermarkets, shops, cafes, and health services. Livingston, one of Scotland's largest towns, is just a short drive away and offers extensive shopping and leisure facilities, including the Livingston Designer Outlet, cinemas, and restaurants.

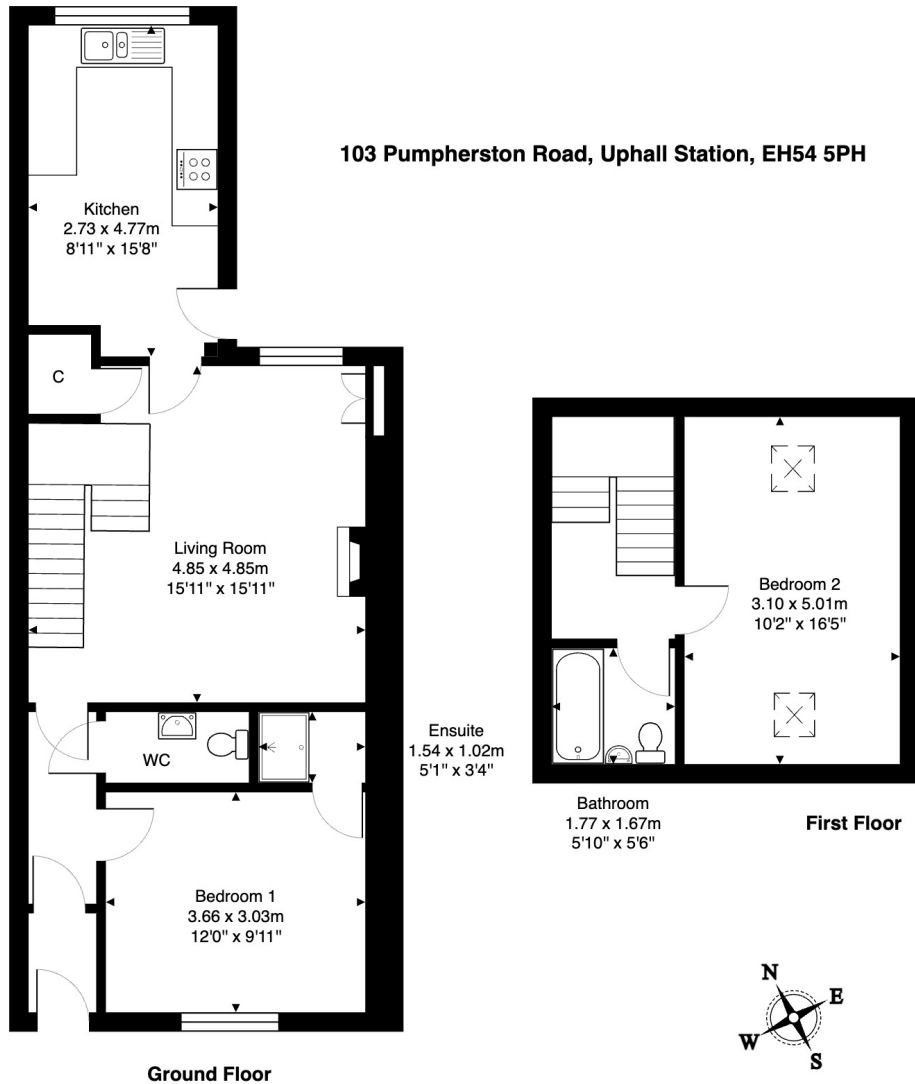


Families are well-catered for, with a number of highly regarded schools in the surrounding area. Primary education is available locally, with secondary schools in nearby Broxburn and Livingston. West Lothian College, located in Livingston, provides further education opportunities.

Uphall Station is surrounded by green spaces and countryside, making it an excellent location for outdoor enthusiasts. The nearby Almondell & Calderwood Country Park offers scenic walking trails, woodlands, and picnic areas, perfect for family days out. For golfers, the Uphall Golf Club is within easy reach, offering an 18-hole course set amidst picturesque surroundings. Cycling, running, and horse riding are also popular activities in the area, with several trails and paths to explore.



103 Pumpherston Road, Uphall Station, EH54 5PH



Total Area: 84.0 m² ... 904 ft²

All measurements are approximate and for display purposes only.



All Enquiries

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Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.