



West Lothian | Letham Gardens | Offers Over £120,000

A superb 2-bed semi-detached home featuring an expansive rear garden, perfect for outdoor living, and equipped with energy-efficient solar panels-ideal for first-time buyers!



Welcome to 8 Letham Gardens, a charming semi-detached gem in the heart of Pumpherston, West Lothian. This delightful two-bedroom property is the perfect opportunity for first-time buyers, offering a warm blend of comfort, privacy, and potential.

Arriving at the property, you're greeted by a fully enclosed front garden overlooking a peaceful green, setting a serene and welcoming tone. Step inside to find the entrance hallway with a handy under-stair store cupboard that houses the electrics and provides access to the bright and cosy lounge, featuring dual-aspect windows and a charming electric fire that adds character and warmth. This inviting space flows seamlessly into a well-equipped kitchen, with plentiful base and wall units, practical worktops, and tasteful splashback tiles. A door opens from the kitchen to the expansive rear garden ideal for al fresco dining or quiet mornings with a coffee.

Upstairs, the upper landing connects to two generous double bedrooms, each with built-in storage and ample room for additional furniture. The home also includes a practical wet room and easy access to a partially floored loft via a hatch and pull-down ladder, maximizing storage potential.

The rear garden is where this home truly shines. A fully enclosed haven, it offers a paved, chipped, and decked sanctuary dotted with an array of trees and shrubs, providing a private oasis for relaxation and entertainment.

This home benefits from gas heating, double glazing, and the modern touch of solar panels, ensuring efficiency and comfort. Located in a popular area, 8 Letham Gardens is more than just a property; it's an ideal first home waiting for its new owners to create lasting memories.

Extras: Floor coverings, blind, curtains, light fittings, white goods (no warranty) free-standing wardrobes in the bedrooms and the garden shed.





Location: Pumpherston is a charming village known for its blend of historic roots, friendly community, and convenient amenities. Ideally situated between Livingston and Uphall, Pumpherston offers residents the best of both worlds. A peaceful village atmosphere with quick access to larger towns and cities.

One of the village's most attractive features is its accessibility. Pumpherston sits just a short drive from the M8 motorway, providing straightforward connections to both Edinburgh and Glasgow, making it a prime location for commuters. Regular bus services and nearby train stations, such as Uphall Station and Livingston North, make it easy for residents to enjoy seamless travel to work or leisure destinations.

For families, Pumpherston offers a variety of well-regarded schools, both primary and secondary, along with several nurseries. Outdoor enthusiasts appreciate the village's green spaces, including Pumpherston Golf Club, which features a scenic 18-hole course, and several nearby parks that are perfect for leisurely walks or weekend activities. The area is surrounded by beautiful countryside, ideal for those who enjoy cycling, hiking, or simply unwinding in nature.

The village has a selection of essential amenities, including shops, cafes, and local services. For a wider variety of retail and entertainment options, Livingston's popular shopping centers, such as The Centre and Livingston Designer Outlet, are just minutes away, offering everything from high-street brands to cinema and dining.

Pumpherston's rich history is also a point of pride. Originally developed as a mining village in the late 19th century, it has retained much of its original character while embracing modern developments. Community events and initiatives keep the village close-knit, with a warm, welcoming atmosphere for newcomers and long-time residents alike.

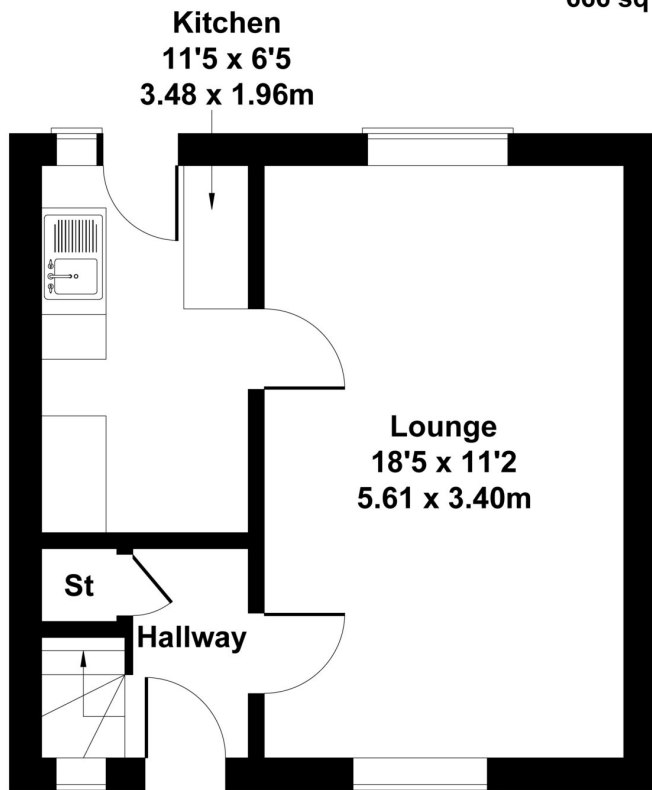
Overall, Pumpherston offers a relaxed pace of life within a vibrant community, making it an ideal choice for those seeking a peaceful setting without compromising on accessibility to amenities and transport links. Whether you're a young professional, a family, or looking to enjoy a quieter life, Pumpherston provides a wonderful setting to call home.



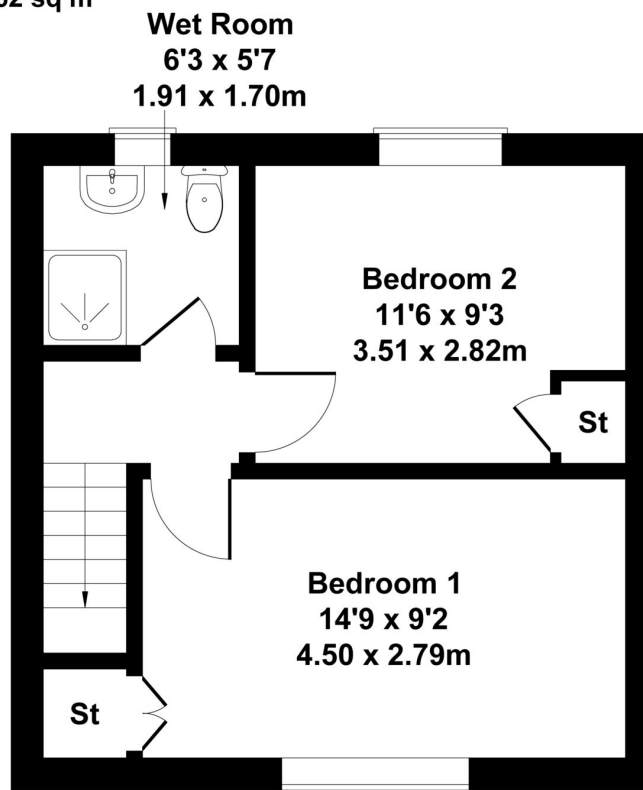
8 Letham Gardens, Pumpherston

Approximate Gross Internal Area

666 sq ft - 62 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



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