



190 South Village, Pumpherston

Offers Over £249,000



190 South Village

Pumpherston, Livingston

Nicole McFarlane and RE/MAX Estate's present a Charming end-terraced house in Pumpherston feat. stylish living space, contemporary kitchen, 3 bedrooms, private garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Entrance Vesibul

3' 8" x 3' 7" (1.13m x 1.10m)

Enter the property through a half-glazed PVC front door, featuring a central light fitting and mat-well flooring. This welcoming entrance provides access to the main hallway, creating a bright and inviting first impression

Lounge

12' 9" x 11' 6" (3.89m x 3.51m)

The formal lounge is a bright and versatile space, featuring soft carpet flooring, a large front-facing window that floods the room with natural light, a central ceiling light, and a radiator for comfort. Currently used as a lounge, this room could also serve as a spacious and stylish bedroom, offering excellent flexibility to suit your needs.

Kitchen

9' 7" x 9' 7" (2.93m x 2.93m)

The kitchen is a stylish and contemporary space, featuring wood-effect laminate flooring with a modern tile design. A rear-facing window allows plenty of natural light, complemented by a central ceiling light and a radiator for added comfort. Well-equipped with a range of integrated appliances, including a slimline dishwasher and washing machine, the kitchen also boasts a four-ring ceramic hob, built-in oven, extractor fan, and a composite sink with drainer and mixer tap. A freestanding fridge freezer is also included, providing everything you need for a practical and functional cooking space. From the kitchen, there is direct access to the main hall, pantry, and a useful storage cupboard, offering excellent organisation and convenience.

Pantry

5' 3" x 3' 1" (1.60m x 0.93m)

Just off the kitchen, the pantry offers excellent storage and practicality. It features a large cupboard housing the boiler, alongside another cupboard containing the electrics. The space is finished with wood-effect laminate flooring with a modern tile design, a central ceiling light, and a half-glazed PVC door providing access to the rear garden.





Lounge/ Diner

13' 9" x 13' 3" (4.20m x 4.03m)

The lounge/diner is a lovely, bright and versatile space, providing ample room for both dining and lounge furniture. It features wood-effect laminate flooring, a large front-facing window that fills the room with natural light, and a central ceiling light. This room also provides convenient access to the main hall and upper landing, making it a practical and welcoming heart of the home.

Bedroom One

17' 2" x 7' 10" (5.23m x 2.38m)

Bedroom One is a lovely, bright and spacious room, featuring a large Velux window that fills the space with natural light. The room has carpeted flooring, coombed ceilings, and a radiator for comfort. It easily accommodates a double bed and offers additional space for freestanding furniture, making it both practical and inviting.

Bedroom Two

16' 11" x 8' 1" (5.15m x 2.47m)

Bedroom Two is a generous and well-proportioned room, offering space for a double bed and additional freestanding furniture. It features carpeted flooring, coombed ceilings, a large Velux window that allows plenty of natural light, and a spotlight, creating a bright and comfortable living space.

Bedroom Three

9' 3" x 8' 1" (2.83m x 2.46m)

Bedroom Three is a single room currently used as an office, featuring coombed ceilings, a Velux window, a spotlight, and carpeted flooring. The room also benefits from direct access to an en-suite, making it a versatile and practical space.

Bedroom Three En-Suite

3' 8" x 3' 7" (1.13m x 1.10m)

The en-suite to Bedroom Three features wood-effect laminate flooring, a ceramic sink with hot and cold taps, a WC, spotlighting, and an extractor fan, creating a practical and modern bathroom space.





REAR GARDEN

The rear garden is shared with neighbouring properties and is fully enclosed for privacy and security. It features a grassy area, a paved path, and an outside tap for convenience. Additionally, there is an external storage shed, originally intended for coal, which now provides handy extra storage space separate from the main property.

FRONT GARDEN

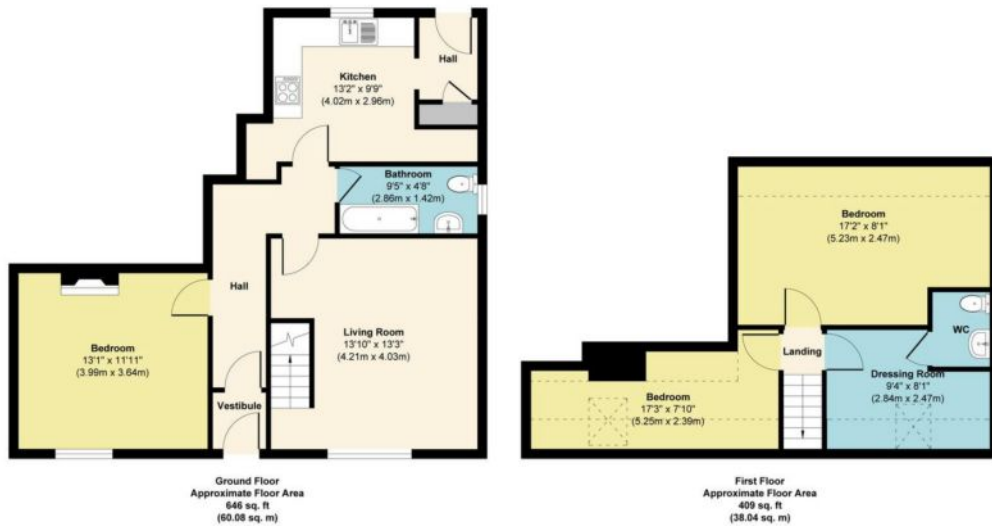
The private front garden is separate from the house, located just across the road. While some neighbours have converted their areas into drives, this garden currently offers a lovely, flexible outdoor space with great potential. Fully enclosed, it features a large decked area, a chipped section, a storage shed (being left), mature trees, and plenty of seating areas, allowing future owners to enjoy and personalise the space to their taste..

ON STREET

Currently, parking is on-street. However, several neighbours have converted their front gardens into driveways, highlighting the potential to create off-street parking at this property.



190 South Village, Pumpherston, Livingston, EH53 0LS



Approx. Gross Internal Floor Area 1055 sq. ft / 98.12 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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