



Belvedere Cottage Pumpherston Road, Uphall Station

Offers Over £359,000





## Belvedere Cottage Pumpherston Road

Uphall Station, Livingston

“Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this stunning refurbished and modernised detached cottage in the highly sought-after Pumpherston,

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### Entrance Hall

A spacious and inviting entrance welcomes you through a new modern composite door. The hall benefits from a useful storage cupboard and also provides a dedicated space for coats, jackets, and shoes. With its high ceiling and sense of character, this impressive area sets the tone for the rest of the home. Features include underfloor heating, ceiling spotlights, fresh décor, and stylish LVT flooring. From here, there is access to the shower room, bedroom one, laundry room, and the open-plan lounge/kitchen on the upper level — making for a truly grand and functional entrance hall.

### Lounge Area

12' 8" x 9' 7" (3.86m x 2.92m)

A lovely, warm, and characterful lounge with an inviting open-plan layout leading to the kitchen. The rear box-style window adds charm and allows natural light to fill the space. Modern wall lighting and a feature electric wall-mounted fire with a realistic flame effect create a cosy and contemporary atmosphere. Fresh décor, high ceilings, stylish flooring, and underfloor heating complete this impressive room — a perfect blend of comfort, character, and modern living.

### Study Area

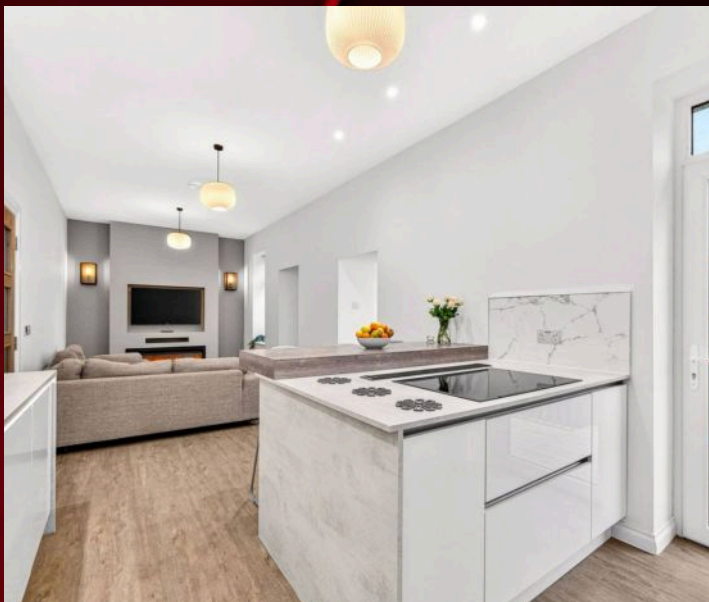
6' 6" x 5' 7" (1.98m x 1.71m)

A fantastic study or home office area with a rear-facing window overlooking the garden. The space features stylish LVT flooring, ceiling spotlights, and a radiator, creating a bright and comfortable working environment. Open to the lounge, it offers a practical and versatile area — perfect for studying, working from home, or creative projects.

### Open/Plan/Kitchen /Lounge

26' 8" x 10' 5" (8.13m x 3.17m)

A beautiful, high-specification kitchen that's open plan to the lounge, designed with both style and practicality in mind. The impressive island features an electric induction hob with a pop-up extractor and under-counter storage cupboards, along with a handy breakfast bar — perfect for casual dining. This modern space also includes an integrated dishwasher, oven, grill, and microwave, as well as a sleek sunken sink with a mixer tap. Underfloor heating, striking splashbacks, and stylish wall tiles add to the premium feel.







### Rear Vestibule

7' 5" x 4' 2" (2.25m x 1.27m)

This bright rear vestibule features a fully glazed door that allows natural light to flow through the space. It includes LVT flooring, a radiator, and a central light fitting. With fresh décor and ample room for coats, jackets, and additional storage, this handy area provides a practical and stylish extra space within the home.

### Laundry Room

12' 6" x 6' 4" (3.80m x 1.93m)

This under-stair laundry room has been carefully designed to maximise space and functionality. It features stylish LVT flooring, underfloor heating, and ceiling spotlights. There is ample room for a washing machine, tumble dryer, and a freestanding freezer, along with a generous storage area for household essentials. Cleverly planned and beautifully finished, this practical space makes an excellent and efficient laundry room.

### Bedroom One

11' 7" x 10' 3" (3.54m x 3.12m)

A beautiful bedroom featuring high ceilings, stylish LVT flooring, and underfloor heating. A modern sash-style front window fills the room with natural light, while the feature centre light adds a touch of charm and character. Fresh décor enhances the bright, inviting feel of the space. The room also benefits from wall-to-wall fitted wardrobes, offering excellent storage. A truly lovely and well-designed bedroom with a unique, modern feel.



### Bedroom Two

8' 10" x 8' 3" (2.68m x 2.51m)

Bedroom Two Well-designed single bedroom with a large rear-facing window that fills the room with natural light. Featuring carpeted flooring, a radiator, central ceiling light, and fully fitted wardrobes, this room combines practicality with style. Fresh décor and thoughtful layout make it a bright, comfortable, and well-appointed space.





### Shower Room

9' 5" x 3' 7" (2.87m x 1.09m)

A beautifully designed, high-spec shower room with a front box-style window allowing natural light to fill the space. Features include full floor and wall tiling, underfloor heating, ceiling spotlights, and a high ceiling that adds character. The walk-in shower has a mains-fed rainfall head and separate handset, complemented by a contemporary vanity with a modern sink, waterfall mixer tap, WC, and a feature demist backlit LED mirror.

### Stairs & Landing

Staircase & Landing A bright and spacious landing with high ceilings and carpeted flooring, featuring a large Velux window that fills the space with natural light. A large storage cupboard adds practical functionality, while access to all three bedrooms, the family bathroom, and attic space makes the layout highly convenient.

### Bedroom Three

9' 3" x 7' 2" (2.83m x 2.18m)

Bedroom Three A bright single bedroom with a front-facing bay window style window, filling the room with natural light. Featuring fresh décor, carpeted flooring, a central ceiling light, and a fully fitted wardrobe, this well-proportioned room is both practical and inviting.

### Bedroom Four

8' 6" x 6' 8" (2.59m x 2.04m)

Bedroom Four A well-proportioned single bedroom featuring a rear-facing Velux window that brings in natural light. Carpeted flooring, a radiator, central ceiling light, and fully fitted wardrobes provide comfort and practicality.



### Family Bathroom

A stunning, newly fitted high-spec family bathroom finished in a modern style. Featuring matching wall and floor tiles, a chrome heated towel rail, and a floating vanity sink with a sleek mixer tap, this room exudes quality and design. The extra-large bathtub includes an over-bath mains shower with a push-start control and glass screen for a stylish and practical touch. A Velux window allows natural light to brighten the space, while a modern LED demisting mirror adds a contemporary feature.





## REAR GARDEN

“Extensive rear garden, mainly laid to lawn, fully enclosed with decorative stone and brick walls and a rear gate. Features mature trees, well-kept borders with shrubs, beautiful wooden decking, an aside gate, outside tap, and outdoor lighting—creating a fantastic outdoor space.”

## FRONT GARDEN

“The front of the property features a decorative stone and brick wall, a paved driveway providing access to the garage, and a pathway to the side and rear of the home.”

## DRIVEWAY

2 Parking Spaces

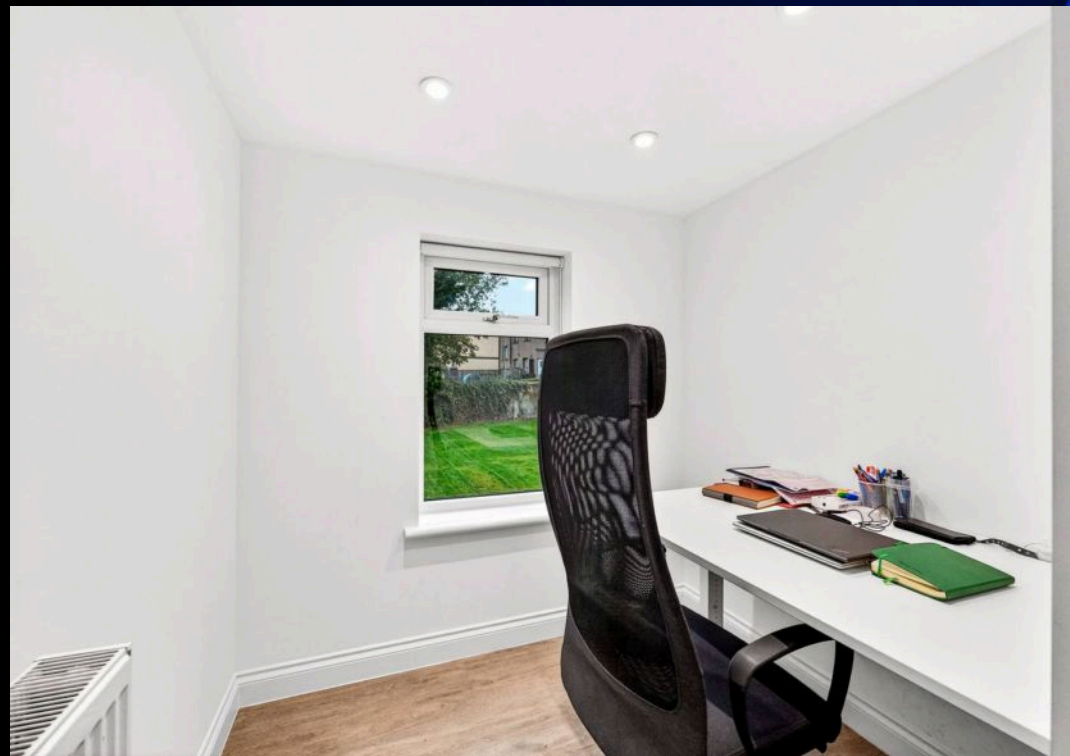
Side driveway provides convenient, low-maintenance off-road parking

## GARAGE

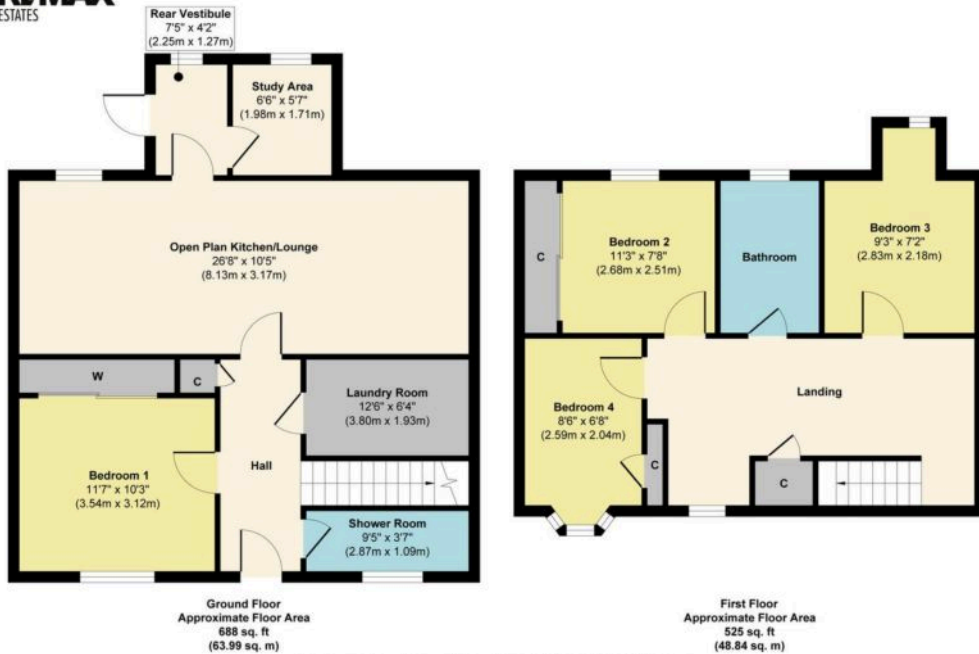
Single Garage

Single garage situated to the side of the property, featuring a double-opening door and a single entry door at the front.”





**Belvedere Cottage, Pumpherston Road, Livingston, EH54 5PT**



**Approx. Gross Internal Floor Area 1213 sq. ft / 112.83 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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      | 81        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

**Environmental Impact (CO<sub>2</sub>) Rating**

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>                                                  |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                | 77                      | 78        |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England, Scotland &amp; Wales</b>                            | EU Directive 2002/91/EC |           |





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