



7 Letham Avenue, Pumpherston
£120,000



7 Letham Avenue

Pumpherstoun, Livingston

Carol Lawton and RE/MAX Estates Linlithgow are delighted to present this spacious two-bedroom mid-terrace home, ideally located in the ever-popular town of Pumpherstoun. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Hallway

The entrance has a wooden door with a front window that lets in natural light. The floor is finished with light laminate, and there is a central light and a radiator in the space.

Lounge/Diner

19' 0" x 10' 11" (5.79m x 3.34m)

The large, spacious lounge/diner offers plenty of room for free-standing furniture. It features two radiators, two ceiling lights, and both front and rear-facing windows that provide good natural light. There is a feature fireplace with an electric fire, and the room is finished with laminate flooring.

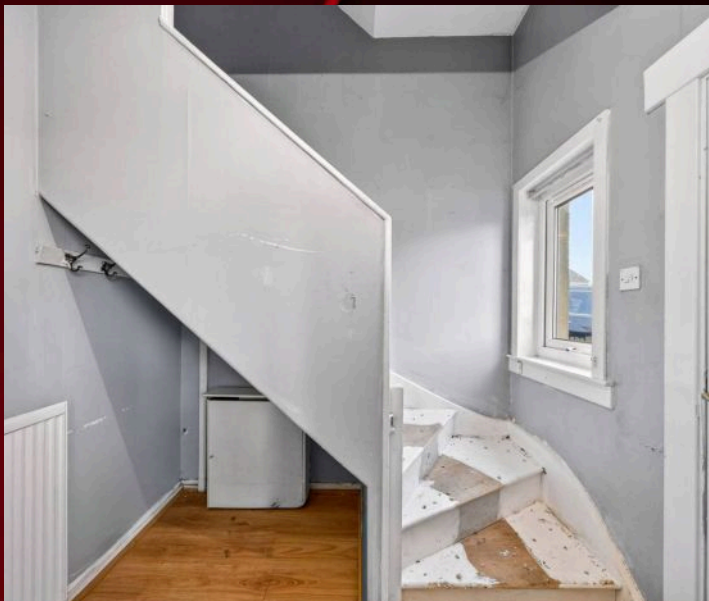
Kitchen

11' 2" x 6' 6" (3.41m x 1.97m)

The kitchen includes a rear-facing window and a wooden door with a window. It has tiled flooring and splashback wall tiles, along with a central ceiling light. There is a good-sized storage cupboard, an electric hob, extractor, oven, and a washing machine these appliances are not guaranteed and are gifted by the current owners. The room also offers space for a free-standing fridge/freezer.

Stairs & Landing

Stairs lead to the top landing, which provides access to two bedrooms, the shower room, and the attic space. There is also a central light fitting.





Bedroom 1

14' 10" x 9' 2" (4.53m x 2.79m)

A good-sized double bedroom with a front-facing window, radiator, central light fitting, and a built-in storage cupboard.

Bedroom 2

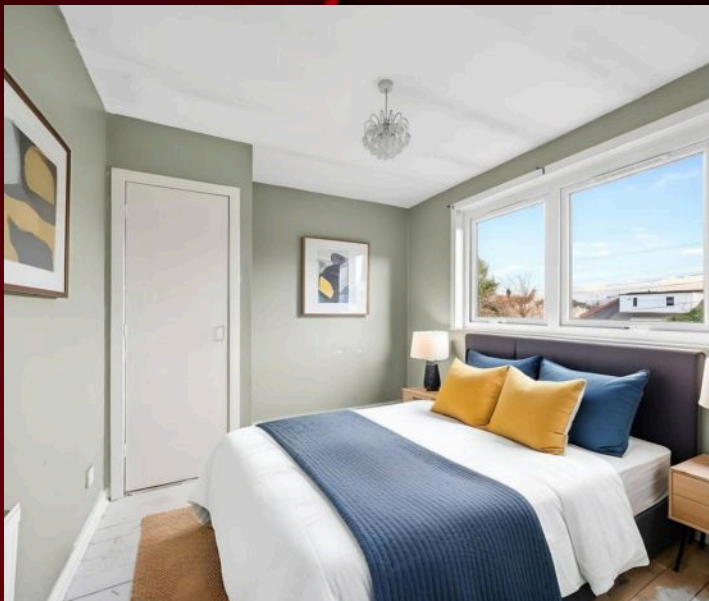
11' 7" x 6' 9" (3.53m x 2.05m)

A good-sized second bedroom featuring a rear-facing window, radiator, central light fitting, and a built-in storage cupboard.

Shower room

6' 3" x 5' 8" (1.90m x 1.72m)

The shower room features tiled flooring and wall tiles, a walk-in corner-style shower cubicle with an electric shower, a radiator, and a central light fitting, and would benefit from upgrades.







FRONT GARDEN

The front garden is fully enclosed with fencing and a gate, mainly laid to lawn with a border of mature plants and shrubs, and a paved path leading to the front door.

REAR GARDEN

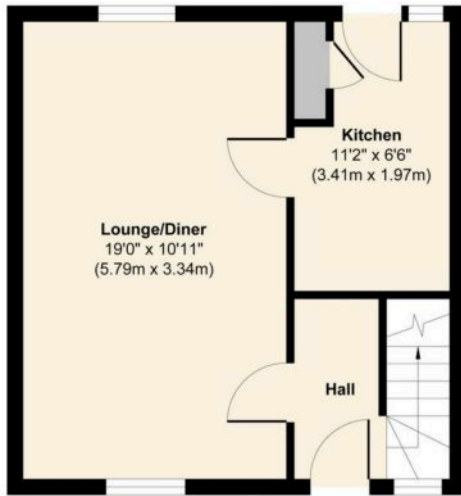
The large rear garden features paving, fencing, and a lawn area, and would benefit from a makeover. It also includes a wooden shed, gifted by the current owners.

ON STREET

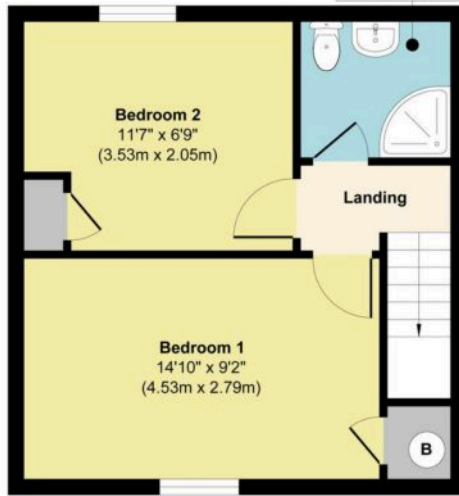
1 Parking Space

7 Letham Avenue, Pumpherston, Livingston, EH53 0ND

Shower Room
6'3" x 5'8"
(1.90m x 1.72m)



Ground Floor
Approximate Floor Area
337 sq. ft
(31.32 sq. m)



First Floor
Approximate Floor Area
337 sq. ft
(31.32 sq. m)

Approx. Gross Internal Floor Area 674 sq. ft / 62.64 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		75
(55-68) D	62	
(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		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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