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Solicitors and Estate Agents

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PUMPHERSTON ROAD
UPHALL STATION, EH54 5PH



OFFERS OVER £198,000

131

PUMPHERSTON ROAD UPHALL STATION, EH54 5PH

This detached property, previously 2 cottages and being sold as seen, offers spacious accommodation and would now benefit from remodelling and upgrading throughout.

The property is accessed via a uPVC door with glazed panel which leads to the spacious hall and access to ground and first floor accommodation.

On the ground floor, there are currently 3 large public rooms, a large breakfasting kitchen and a further room with kitchenette and rear porch with access to the garden.

The kitchen has a range of wall and base units and an integrated breakfast bar. A door to the side leads to the garden.

There is a 4 piece bathroom with WC, wash hand basin, bath and separate shower cubicle.

Access from the hall and one of the public rooms leads to an inner hall with a timber staircase to the upper floor.

There are 2 large bedrooms on this floor with part-coombed ceiling and eaves access and 3 cupboards on the landing.

ACCOMMODATION

Entrance hall
3 public rooms
Fitted breakfasting kitchen
Separate room with kitchenette, rear porch
Bathroom
2 double bedrooms on the upper floor

Electric heating
Double glazing

GARDENS

There are low maintenance gardens to the property. To the rear, there is a greenhouse, a workshop and a dog kennel. There is a utility cupboard with dog shower and sink.

GARAGE AND DRIVEWAY

There is a detached garage with twin doors at the end of a long driveway offering useful off-street parking.

VIEWING

Strictly by appointment with Property Department, Linlithgow on 01506 840000.

WHAT3WORDS:
treating.numeral.spindles





SITUATION

The area of Uphall Station is well served by local playgroups and nursery, primary and secondary schools. A few minutes' drive away, Livingston offers an excellent choice of shops with The Elements, Livingston Designer Outlet and supermarket shopping.

For recreational pursuits, there are various sports and leisure centres together with Pumpherston and Deer Park Golf Club and Beebraigs and Almondell Country Parks, all within easy reach.

For the commuter, Uphall station is nearby together with easy access to the M8/M9 motorway network with links to Edinburgh and Glasgow.



OTHER
COUNCIL TAX BAND: E

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.

DETACHED COTTAGE IN NEED OF UPGRADING WITH 2 GARAGES AND LONG DRIVEWAY





WE CAN HELP

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 VistaBee
DIGITAL CONTENT CREATION

This plan is for layout guidance only and is not drawn to scale. whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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