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Drumshoreland Road, Pumpherston, EH53
0LF

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Drumshoreland Road, Pumpherston



Presented in move-in condition, this four-bedroom mid-terrace home, located in the welcoming village of Pumpherston has been designed to offer the very best in modern family living.

The property features a bright south-facing living room, a sleek contemporary breakfasting kitchen, and a well-appointed conservatory, perfect for relaxing or entertaining. Four generous double bedrooms offer excellent versatility, ideal for family life or home working. Two stylish shower rooms, conveniently located on each floor, complete the spacious interior. Externally, the property benefits from attractive, low-maintenance front and rear gardens, providing enjoyable outdoor space with minimal upkeep.

Within walking distance of local amenities including Pumpherston Golf Club, schools, and transport links, this is the perfect blend of comfort and convenience.

What's special about this house

- Pristine four-bedroom mid-terrace home in Pumpherston offers the very best in modern family living.
- Bright, carpeted, south-facing living room featuring a fireplace and neutral colour palette.
- Breakfasting kitchen boasting rear garden views and a sleek design with white wall and floor units, illuminated wood-effect worktops, a tiled splashback, and integrated appliances that include an eye-level grill, oven, hob, and slanted extractor hood. There is access to the rear garden.
- Conservatory enjoying panoramic rear garden views.
- Peaceful principal double bedroom overlooking the rear garden and boasting built-in cabinetry, a spacious layout, and VELUX windows.
- Private, landscaped south-west-facing rear garden with sandstone paving, raised decking, and a small lawn. There is also a large shed. To the front the gated and wrought-iron fenced garden is laid with low-maintenance decorative stones.
- Ample on-street parking.

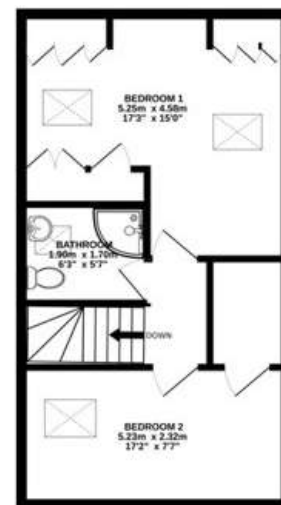
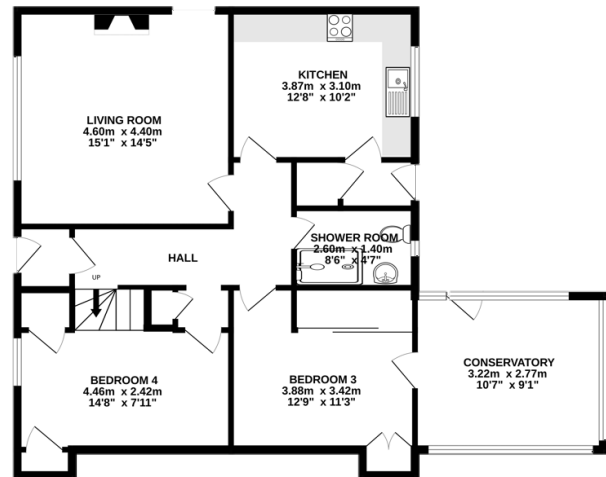


Location and Amenities

- Pumpherston has a selection of convenience stores along with bustling pubs and eateries
- Nearby Livingston has an array of popular and well-known retailers, restaurants, and leisure activities
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (18 miles) and Glasgow (33 miles); the M9 is a short drive away
- Uphall Train Station with regular and swift links to Edinburgh and Glasgow is less than a five-minute drive
- Edinburgh International Airport is 8 miles away
- Scenic green spaces nearby include Almondell and Calderwood Country Park
- Close to an array of recreational activities such as Pumpherston Golf Club, Deer Park Golf and Country Club, Xcite Broxburn Leisure Centre, Uphall Golf Club and Houston Farm Riding Club

All floor coverings (excluding rug in conservatory), all light fittings, all blinds, integrated oven/hob, dishwasher, washing machine, fridge/freezer, garden hut, security alarm system and CCTV are included

Home Report valuation	£240,000
Internal floor area	129m ²
School catchment	Pumpherston & Uphall Station Primary School, Sinclair Academy
Council tax band	C
EPC Rating	C
Train station	Uphall Train Station



Dimensions

Ground Floor

Living Room	4.60 x 4.40m
Kitchen	3.87 x 3.10m
Bedroom 3	3.88 x 3.42m
Bedroom 4	4.46 x 2.42m
Shower Room	2.60 x 1.40m
Conservatory	3.22 x 2.77m

First Floor

Bedroom 1	5.25 x 4.58m
Bedroom 2	5.23 x 2.32m
Bathroom	1.90 x 1.70m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Kirsty Black
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.