



Viewfield Cottage

33 Erskine Place

Pumpherston EH53 0LU

Offers Over £139,000

Caesar & Howie

Solicitors & Estate Agents



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33 Erskine Place, Pumpherston, EH53 0LU

This is a rare opportunity to purchase a Circa 1900's detached cottage, set on a large plot and within a highly desirable area on the periphery of the village. It will require upgrading and modernisation is attractively priced and holds excellent potential. The accommodation is all on one level and has been extended at the rear. The extensive gardens will prove attractive and provide further development scope to buyers. The location has easy access to nearby primary school, local shopping, rail station and major amenities within nearby Livingston. Early/flexible entry available. Chain free. Sold as seen.

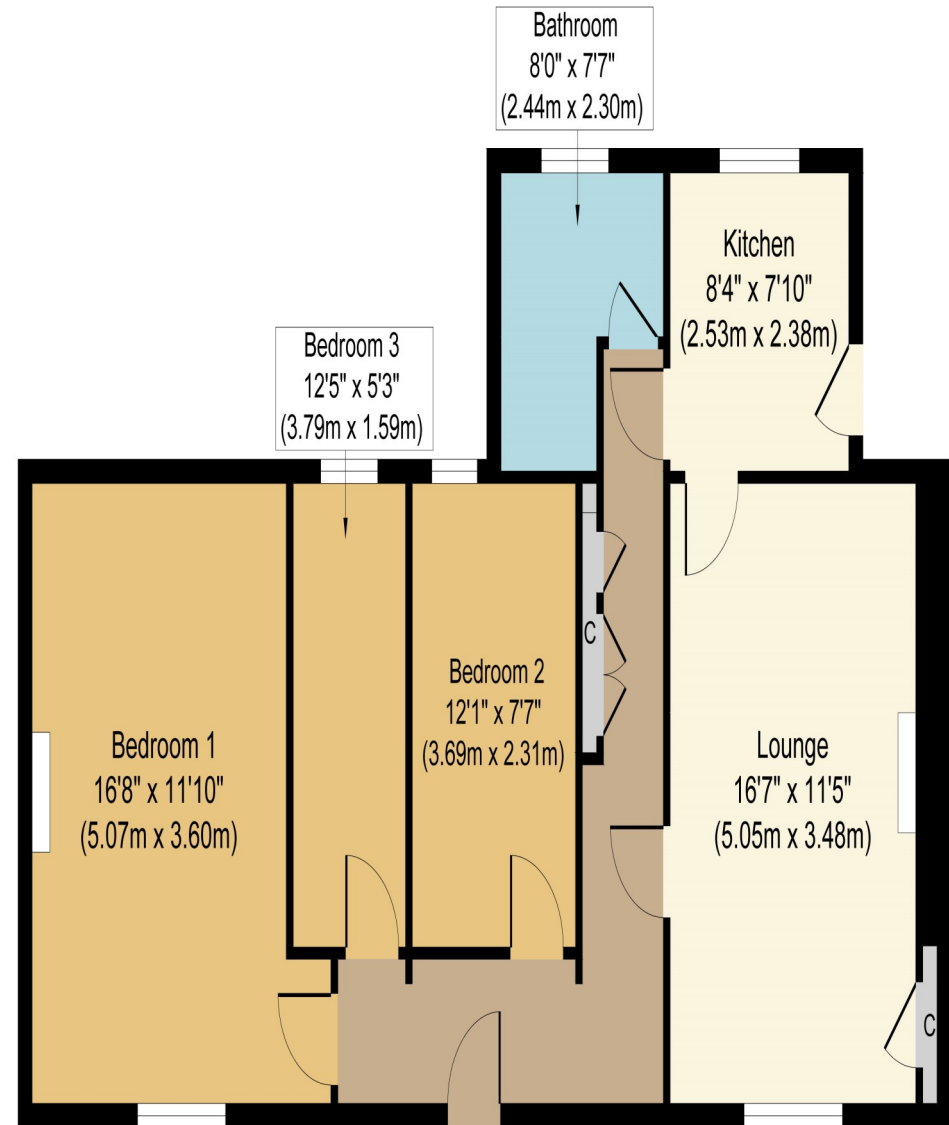
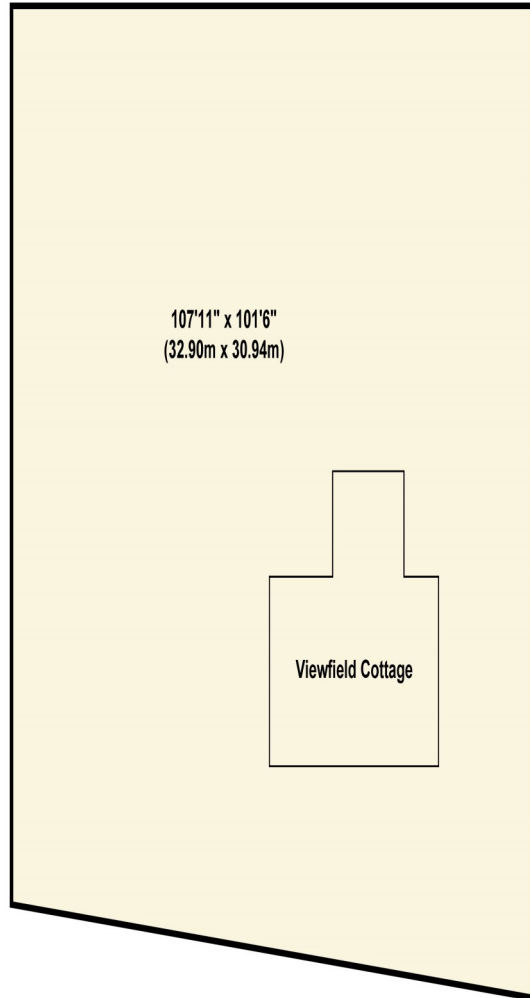
- **Entrance hall**
- **Lounge**
- **Kitchen**
- **Three bedrooms**
- **Bathroom**
- **Double Glazing**
- **Electric heating (not tested)**
- **Extensive garden grounds**
- **Drive/potential turning space at rear**
- **Council Tax Band C**
- **Floor area 75m2 approx**
- **Site area Approx (0.25 acre or thereby)**





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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