



67 Harrysmuir Gardens, Pumpherston

Offers Over £279,000



## 67 Harrysmuir Gardens

Pumpherston, Livingston

A spacious 4-bed home with lounge, open-plan kitchen/dining, utility, 2 bathrooms, ensuite, driveway, and rear garden with decking & lawn.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



## Lounge

17' 0" x 11' 5" (5.19m x 3.48m)

The room features a central light fixture and carpet flooring, complemented by a radiator for comfort. A large front-facing window allows plenty of natural light to fill the space, enhancing the sense of openness. Decorative coving adds a touch of character to the ceiling, while the generous layout provides ample room for free-standing furniture, making the room both practical and versatile.

## Kitchen

23' 10" x 8' 6" (7.26m x 2.60m)

The open-plan kitchen and dining area is finished with laminate wood-effect flooring and benefits from two lights over the cooking space, along with a feature light above the dining table. Patio doors open directly onto the rear garden, with an additional rear-facing window positioned above the sink to maximise natural light. The kitchen offers plenty of storage with a range of cupboards and includes an electric oven with a five-ring gas hob, a slimline dishwasher, and a stainless steel sink with mixer tap. There is space for a free-standing fridge freezer, along with access to a utility room and a useful storage cupboard, making this a highly practical and well-designed family space.

## Utility Room

5' 6" x 1' 7" (1.68m x 0.48m)

The utility room continues the laminate wood-effect flooring from the kitchen and features a central light fitting. It is equipped with a stainless steel sink and mixer tap, along with a washing machine and space for a tumble dryer. A PVC door provides direct access to the outside, and there is convenient access to the downstairs WC, making this a practical and functional additional space.

## WC

5' 6" x 2' 11" (1.67m x 0.90m)

The downstairs WC continues the same flooring that flows through from the kitchen and utility room, creating a cohesive finish. It features a central light fitting and a radiator for comfort, along with a corner sink and toilet, providing a convenient and practical guest cloakroom.



### Hall

The entrance features a PVC front door leading into a welcoming hallway with wooden flooring and carpeted stairs. It provides access to both the lounge and the upper landing, and is fitted with a radiator and a central light, creating a bright and inviting first impression.

### Landing

The upper landing is carpeted and features a central light, providing a bright and comfortable space. It offers access to all four bedrooms, the main bathroom, and the attic, serving as a central hub for the upper floor of the home.

### Bedroom One

12' 3" x 9' 7" (3.74m x 2.92m)

Bedroom one features carpet flooring, a radiator, and a central light. The room is generously sized, offering ample space for free-standing furniture, and includes two built-in double cupboards with rails, providing plenty of storage space. There is also convenient access to an ensuite bathroom.

### En-suite

5' 0" x 6' 8" (1.52m x 2.03m)

The ensuite features a modern electric shower with a glass door panel, a toilet with a vanity unit, and a sink fitted with both hot and cold taps. It has tiled flooring, a central light, and a front-facing opaque window, combining practicality with a clean, contemporary finish.





#### **Bedroom Two**

8' 8" x 10' 11" (2.65m x 3.34m)

Bedroom two features carpet flooring that flows from the hall, a central light, and a radiator. Two front-facing windows fill the room with natural light, while a built-in double cupboard with a hanging rail and an additional storage cupboard provide plenty of storage. This spacious double room also offers ample space for free-standing furniture.

#### **Bedroom Three**

8' 1" x 8' 8" (2.46m x 2.64m)

The room features carpet flooring, a central light, a rear-facing window, and a radiator, with ample space for free-standing furniture, making it both bright and versatile.

#### **Bedroom Four**

7' 10" x 8' 2" (2.39m x 2.50m)

Bedroom four, which could also serve as an office space, features carpet flooring, a central light, and a radiator. A rear-facing window fills the room with natural light, and there is ample space for free-standing furniture, making it a flexible and functional area.

#### **Bathroom**

7' 3" x 5' 6" (2.22m x 1.67m)

The main bathroom has a tiled floor, central light, and radiator, with a rear-facing opaque window for privacy. It features a vanity unit with sink and mixer tap, a bath with mixer tap, and a separate shower cubicle with electric shower and glass door, offering a practical and comfortable layout.





#### FRONT GARDEN

The front garden features a driveway with space for one car, a grassed area, and a slabbed path leading to the front door. There is a side gate providing access to the rear garden, and the property also includes a garage.

#### REAR GARDEN

The rear garden is fully enclosed and features a decking area alongside a grass lawn, providing a private space ideal for relaxing or entertaining.

#### DRIVEWAY

1 Parking Space

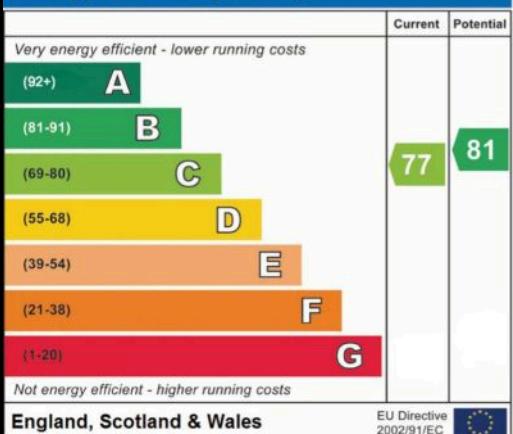
The driveway can accommodate one car, with additional on-street parking available for convenience.



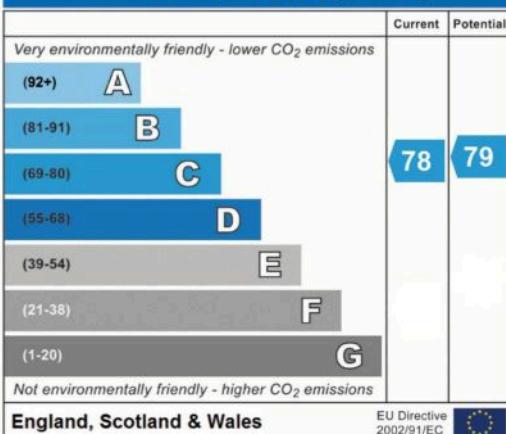
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**Energy Efficiency Rating**



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





RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • [info@remax-linlithgow.net](mailto:info@remax-linlithgow.net) • [www.remax-scotland.net/estate-agents/linlithgow](http://www.remax-scotland.net/estate-agents/linlithgow)

