



67 Harrysmuir Gardens, Pumpherston

Offers Over £279,000



67 Harrysmuir Gardens

Pumpherstoun, 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

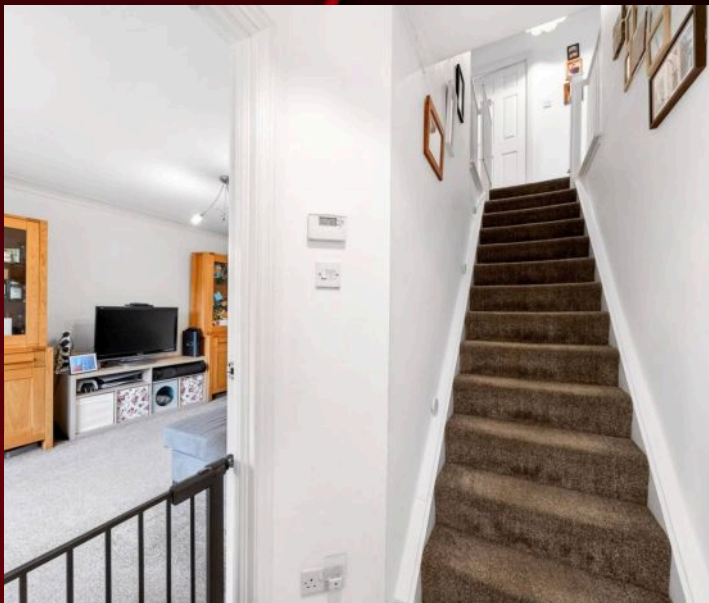
12' 3" x 9' 7" (3.74m x 2.92m)

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.



67 Harrysmuir Gardens, Pumpherston, Livingston, EH53 0PJ



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	77	81
(55-68) D		
(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	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



RE/MAX Estates

33-37 High street, Linlithgow - EH49 7ED

01506376741 • info@remax-linlithgow.net • www.remax-scotland.net/estate-agents/linlithgow

