



22 Heatherwood Park, EH53 0PH

Pumpherston - Offers Over £310,000







Set within a quiet cul-de-sac in the popular village of Pumpherstons, Heatherwood Park is a well-presented four-bedroom detached home offering generous living space, excellent storage and a lovely enclosed rear garden. With a private driveway, detached garage and flexible accommodation across two levels, this is a home that works just as well for busy family life as it does for relaxed evenings and weekends at home.

The attractive red-brick exterior gives the property real kerb appeal, with a paved pathway leading to the front door and a generous driveway providing parking for multiple vehicles. The detached garage benefits from power and light, adding another layer of practicality to this already well-equipped home. Step inside and from here, doors lead through to the main living accommodation, while a carpeted staircase rises to the first floor.

The lounge/diner is a particularly generous room and a lovely place to relax and unwind. A front-facing window fills the room with natural light, while French doors open directly onto the rear garden, creating an easy connection between the indoor and outdoor spaces. Whether it is family movie nights, entertaining friends or simply enjoying a quiet evening at home, this is a room with plenty of space to make your own. From the lounge, a door leads through to the kitchen and utility room.

The kitchen is undoubtedly one of the home's standout spaces. Beautifully finished with a range of stylish Shaker-style wall and base units, it is given real personality by the stunning green metro-tiled splashback. The rich colour adds a lovely pop of character while still working beautifully with the rest of the home. A Belfast-style sink, free-standing stove, integrated microwave and integrated fridge provide everything needed for day-to-day cooking, while the peninsula breakfast bar creates a sociable spot for morning coffee, quick breakfasts or catching up while dinner is being prepared. A generous pantry store provides excellent additional storage, helping keep the kitchen feeling organised and clutter-free.

The adjoining utility room is another practical addition, offering space for all your laundry requirements and housing the free-standing washing machine and dishwasher. A door from here provides direct access to the garden, making everyday tasks particularly convenient.

Also accessed from both the kitchen and hallway is the versatile dining room. Far more than simply a place for family meals, this flexible space could easily become a home office, playroom, second sitting room or a dedicated dining space for those who love entertaining. Having an additional reception room like this gives the home real flexibility as family life changes and evolves.

Upstairs, the accommodation continues with four well-proportioned bedrooms and the family bathroom.

The principal bedroom is a bright and inviting space, finished in a cheerful yellow with laminate flooring and fitted wardrobes extending along one wall. The added luxury of a private en-suite makes this a comfortable retreat at the end of a busy day, complete with WC, wash hand basin and shower cubicle. Bedrooms two, three and four are all generously sized and well presented, with built-in storage in each room alongside plenty of space for free-standing bedroom furniture. Whether needed for children, guests, a home office or simply extra space for growing family life, the four-bedroom layout gives this home excellent versatility. The family bathroom has a timeless feel, with classic white wall tiling complemented by a dark tiled floor and a clean, practical finish.

Outside, the rear garden is fully enclosed, making it particularly well suited to family life and four-legged friends. Much of the garden is paved for easy maintenance, creating a practical outdoor space that can be enjoyed without demanding hours of upkeep. With a lovely degree of privacy and a sunny aspect, it is an inviting spot for morning coffees, summer lunches or simply catching the last of the evening sun.

The combination of generous accommodation, flexible living spaces, excellent storage, private parking and a peaceful cul-de-sac setting makes Heatherwood Park a home that is easy to imagine settling into. With gas central heating, a boiler updated in 2019 and double glazing, the practical essentials are well catered for too.

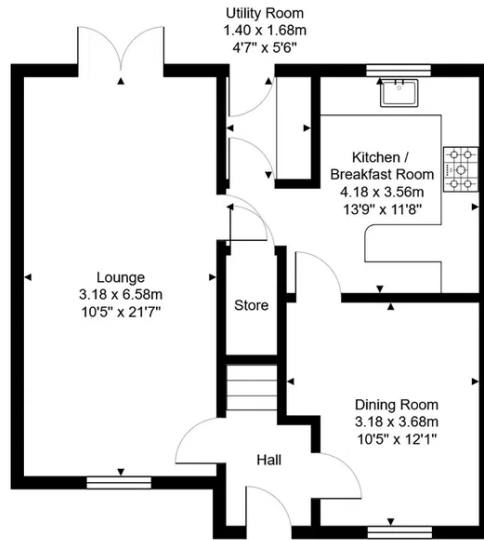
This is a home with space to grow, rooms that can adapt to the way you live and an outdoor space made for enjoying the better days. Quietly positioned yet ideally placed for everyday family life, Heatherwood Park offers that lovely balance of comfort, practicality and lifestyle that makes a house feel like home.



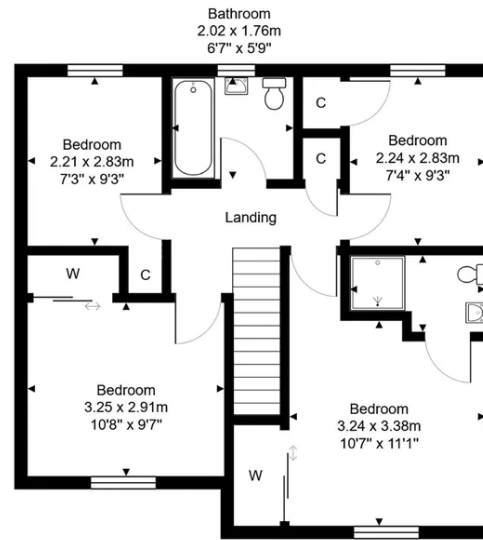
22 Heatherwood Park, Pumpherston, EH53 0PH

Total Area: 106.1 m² ... 1142 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

