



38 Pumpherston Road, Uphall Station

Offers Over £145,000





## 38 Pumpherston Road

Uphall Station, Livingston

We are proud present this two bed mid-terraced house, in the sought after area of Uphall Station. The property offers two well-proportioned bedrooms, which include large storage cupboards.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





### Hall

The property is accessed via a PVC front door leading into a welcoming hallway. The hallway is finished with laminate flooring and features a central ceiling light. From this space there is access to the upper landing, the living room, and the kitchen. Additional storage is conveniently located beneath the staircase, providing practical space for household items.

### Lounge

21' 2" x 11' 10" (6.44m x 3.61m)

The lounge is a bright and spacious area, benefiting from a large front-facing window and rear-facing window that allow ample natural light to flow through the room. The laminate flooring from the hallway continues seamlessly into this space, enhancing the sense of openness. The room features two feature ceiling lights and two radiators for comfort. An electric fireplace with a mantel surround provides an attractive focal point, while the generous proportions allow plenty of space for free-standing furniture. The layout would work particularly well as a combined living and dining area.

### Kitchen

9' 1" x 8' 10" (2.76m x 2.70m)

The kitchen is fitted with a rear-facing window and a half-glazed PVC door providing direct access to the garden. It benefits from a central ceiling light and continues the same flooring as the hallway, creating a cohesive flow throughout the ground floor. The kitchen offers ample cupboard space and accommodates a free-standing fridge and cooker with a gas hob. A stainless steel sink with a mixer tap is set beneath a practical splashback feature, completing this functional and well-laid-out space.







### Hall, Stairs and Landing

The carpeted staircase leads to the upper landing, which is fitted with a central ceiling light. From the landing there is access to the bathroom, Bedroom One, and Bedroom Two. An access hatch to the attic is also conveniently located above the landing.

### Bathroom

5' 7" x 6' 8" (1.71m x 2.04m)

The bathroom is fitted with a rear-facing opaque window providing natural light while maintaining privacy. It features laminate flooring and a central ceiling light. The room is finished with splashback wet wall panels and includes a modern toilet and vanity unit. A bath with an overhead shower and mixer tap is installed, along with a chrome towel radiator, completing this well-appointed and practical bathroom.

### Bedroom One

11' 0" x 10' 9" (3.35m x 3.28m)

Bedroom One is a large and spacious room, featuring a rear-facing window that fills the space with natural light. The room is finished with laminate flooring and fitted with ceiling spotlights and a radiator. There is ample space for free-standing furniture, and a built-in alcove cupboard provides convenient storage.

### Bedroom Two

11' 0" x 10' 9" (3.35m x 3.28m)

Bedroom Two is a generous double room with a large front-facing window that allows plenty of natural light to brighten the space. It features laminate flooring, a central ceiling light, and a radiator. The room includes two large built-in cupboards and offers ample space for free-standing furniture.







### **FRONT GARDEN**

The front garden features a grassed area and stairs leading up to the property. It also includes two storage cupboards, ideal for garden tools and equipment.

### **REAR GARDEN**

The rear garden offers a combination of a slabbed patio area and a grassed section, providing both seating and outdoor space. It is fully fenced for privacy and security, with a gate giving direct access to the car park.

### **OFF STREET**

#### **1 Parking Space**

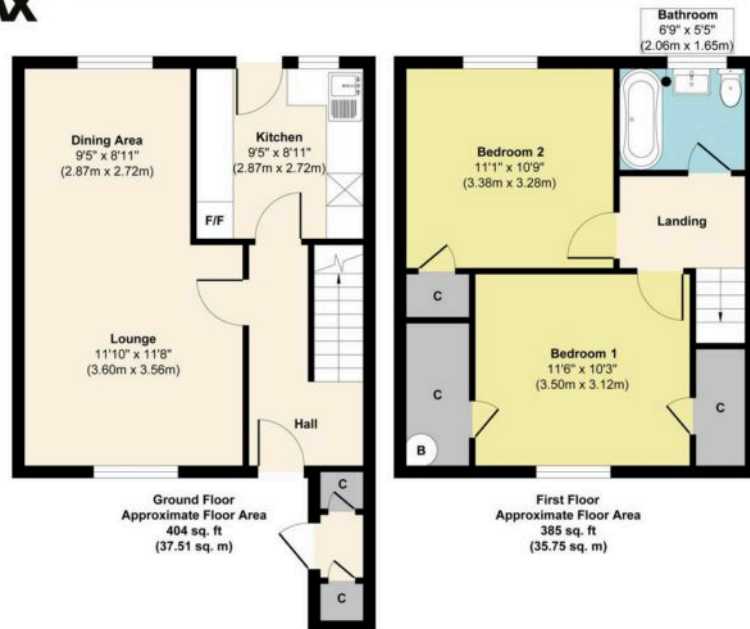
A car park is located at the rear of the property and is accessed via the garden gate. Parking spaces are not individually allocated; however, there are sufficient spaces available to accommodate all neighbouring properties.







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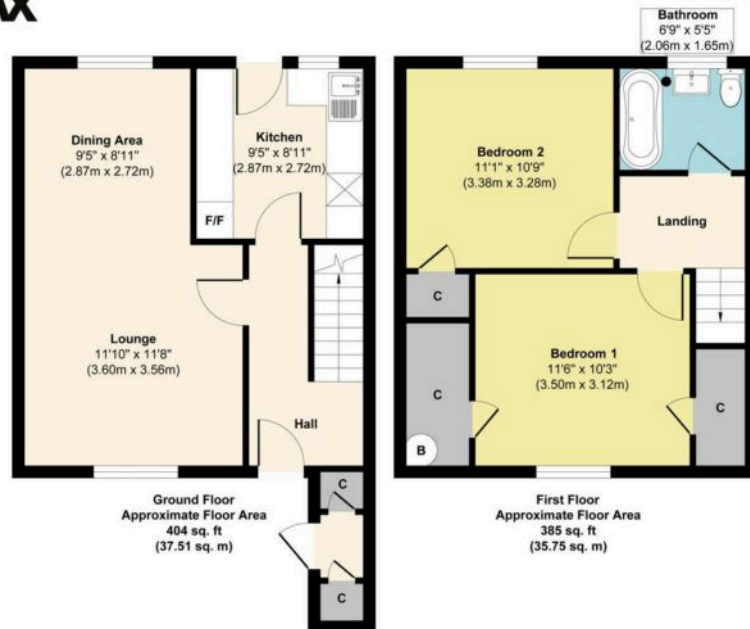


**Approx. Gross Internal Floor Area 789 sq. ft / 73.26 sq. m**

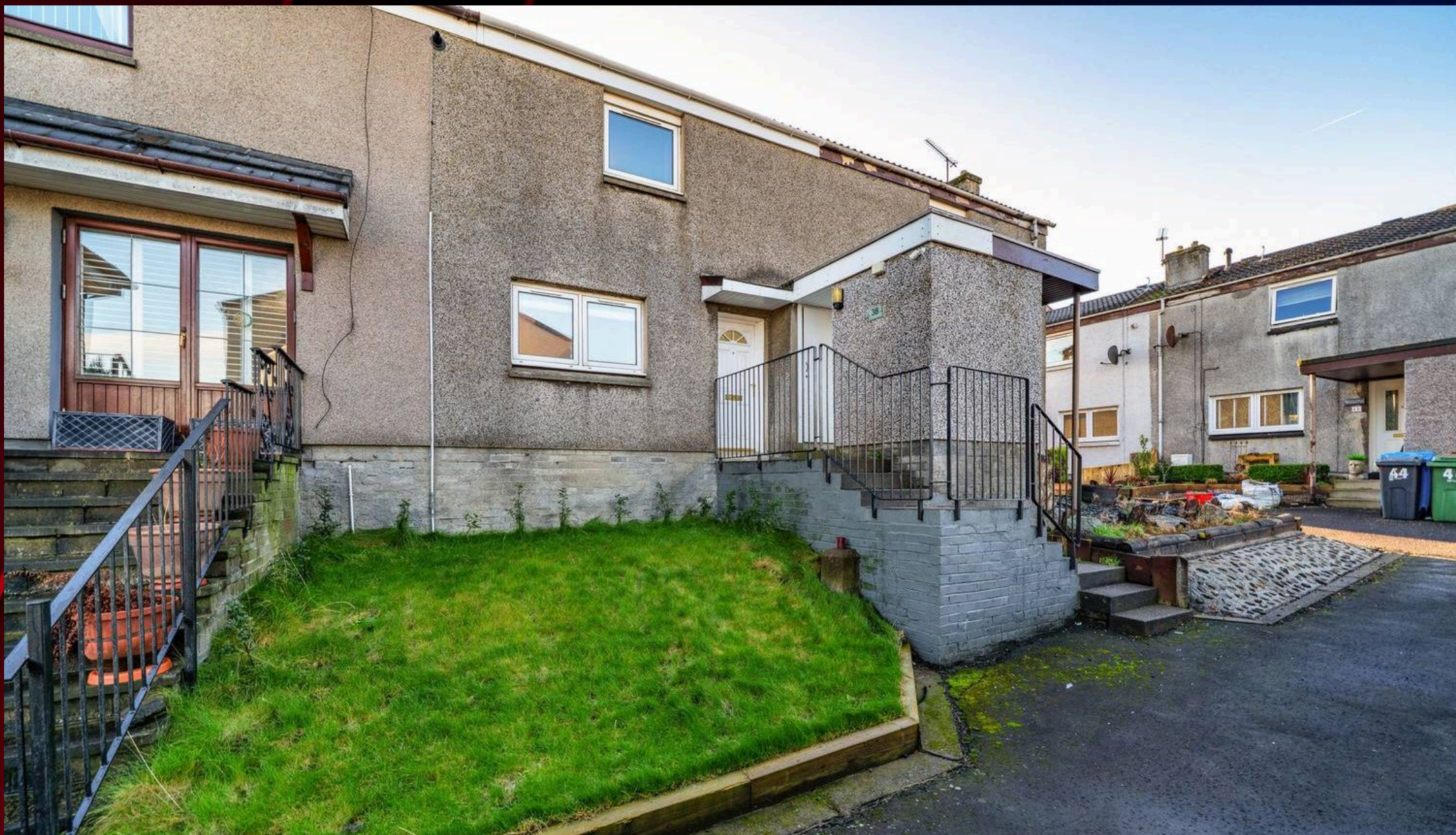
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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