

29 Harrysmuir Gardens

PUMPHERSTON, LIVINGSTON, EH53 0PJ



Ready to move into three-bedroom home with a driveway, set within a highly sought-after location



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McEwan Fraser Legal is delighted to present Harrysmuir Gardens to the market. This well-presented three-bedroom home is set within a popular and established residential setting, offering a thoughtful layout, generous proportions and a bright, comfortable feel throughout. It's a property that has been well maintained and is ready to move straight into, while still offering scope to personalise over time.

THE LIVING ROOM



The entrance hall provides a welcoming introduction and sets the tone for the rest of the home. From here, you are led into a spacious living room where large windows draw in an abundance of natural light, creating a warm and inviting environment that works equally well for relaxing evenings or entertaining guests.

To the rear, a conservatory enhances the overall footprint, providing a versatile additional reception space with a pleasant outlook over the garden. It's an ideal spot for everyday use, whether as a second sitting area, dining space or simply somewhere to enjoy the changing seasons.

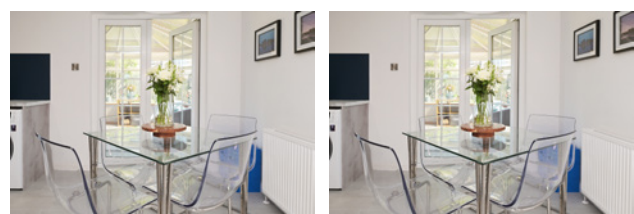
THE CONSERVATORY

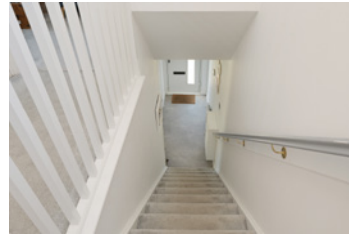
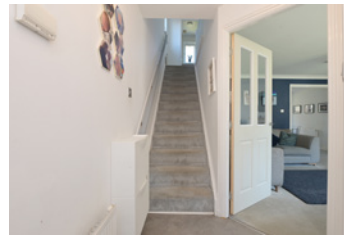


THE KITCHEN/DINER



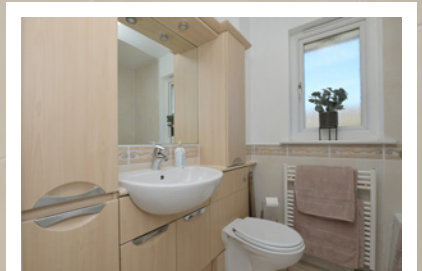
The kitchen is finished in a modern, understated style with a good range of base and wall-mounted units, offering ample storage and worktop space. It is well-suited to day-to-day living, with a layout that is both practical and efficient while maintaining a clean, contemporary feel. A WC is conveniently positioned on the ground floor.



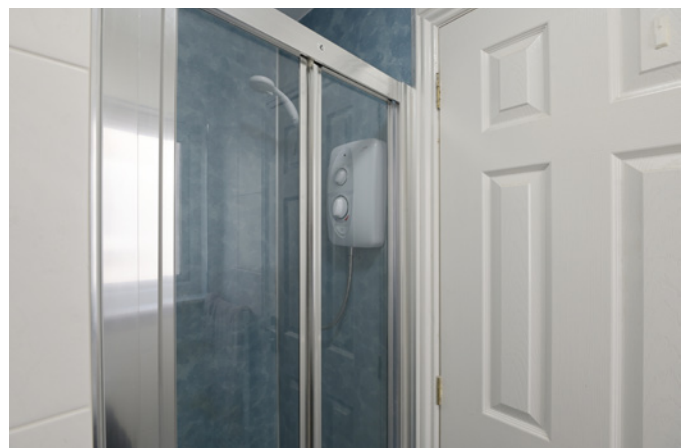


Upstairs, the sense of space continues. The principal bedroom is well-proportioned and benefits from built-in storage, along with the added advantage of an en-suite shower room, providing a level of comfort and privacy. The remaining two bedrooms are both of a good size and offer flexibility depending on individual needs, whether that be for family living, guests or home working. The main bathroom is finished in a neutral style and serves the additional bedrooms.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



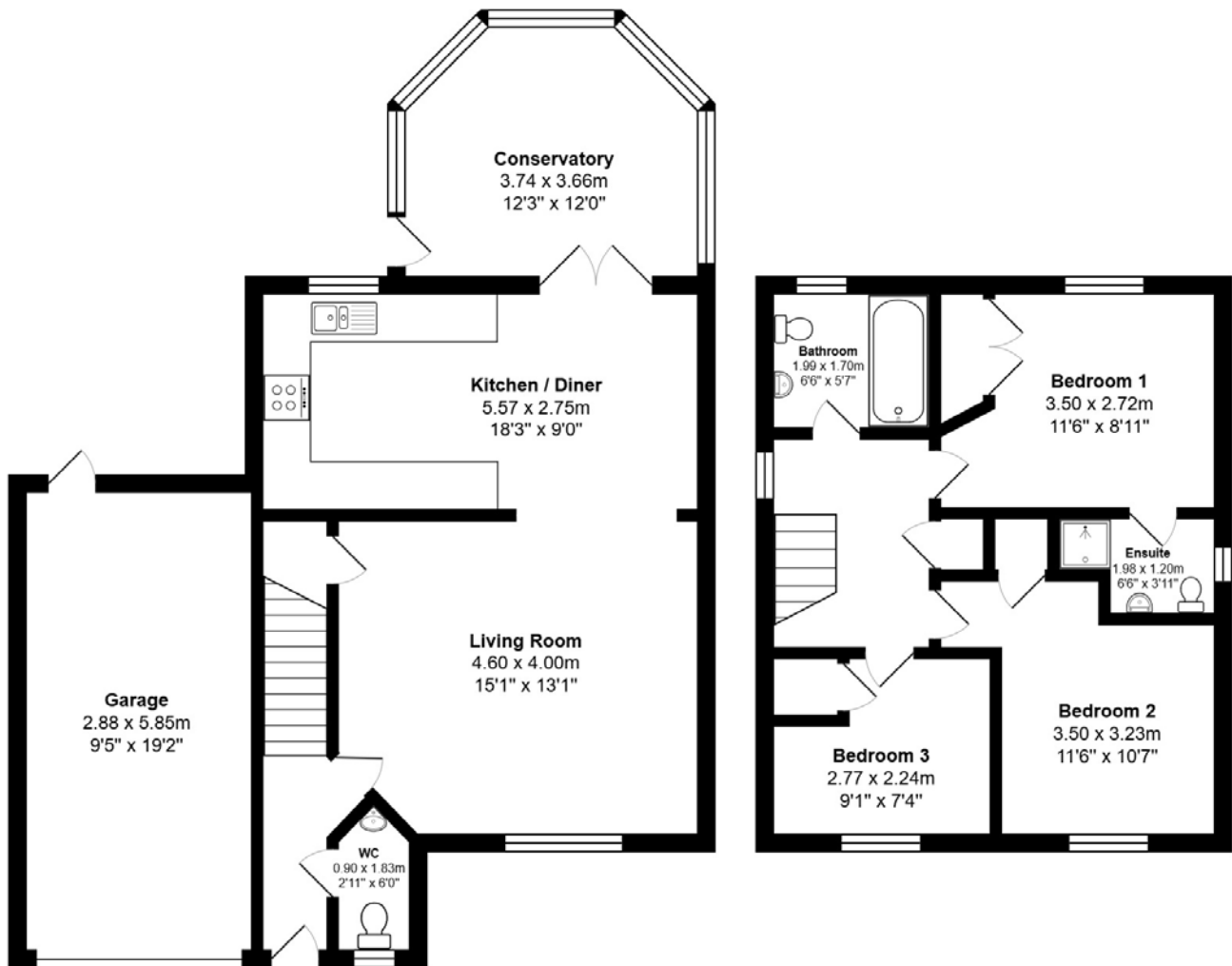
Externally, the property continues to impress. The front offers a neat approach with driveway parking and an integrated garage, providing both convenience and valuable storage. To the rear, the garden is fully enclosed and has been designed for ease of maintenance, with a combination of lawn and patio space. It is well-suited to outdoor dining, relaxing or simply enjoying some time outside, offering a good level of privacy and a safe environment for children or pets.

Overall, this is a well-balanced home that combines practicality with comfort, offering bright, adaptable living spaces and a layout that will appeal to a wide range of buyers.

EXTERNALS

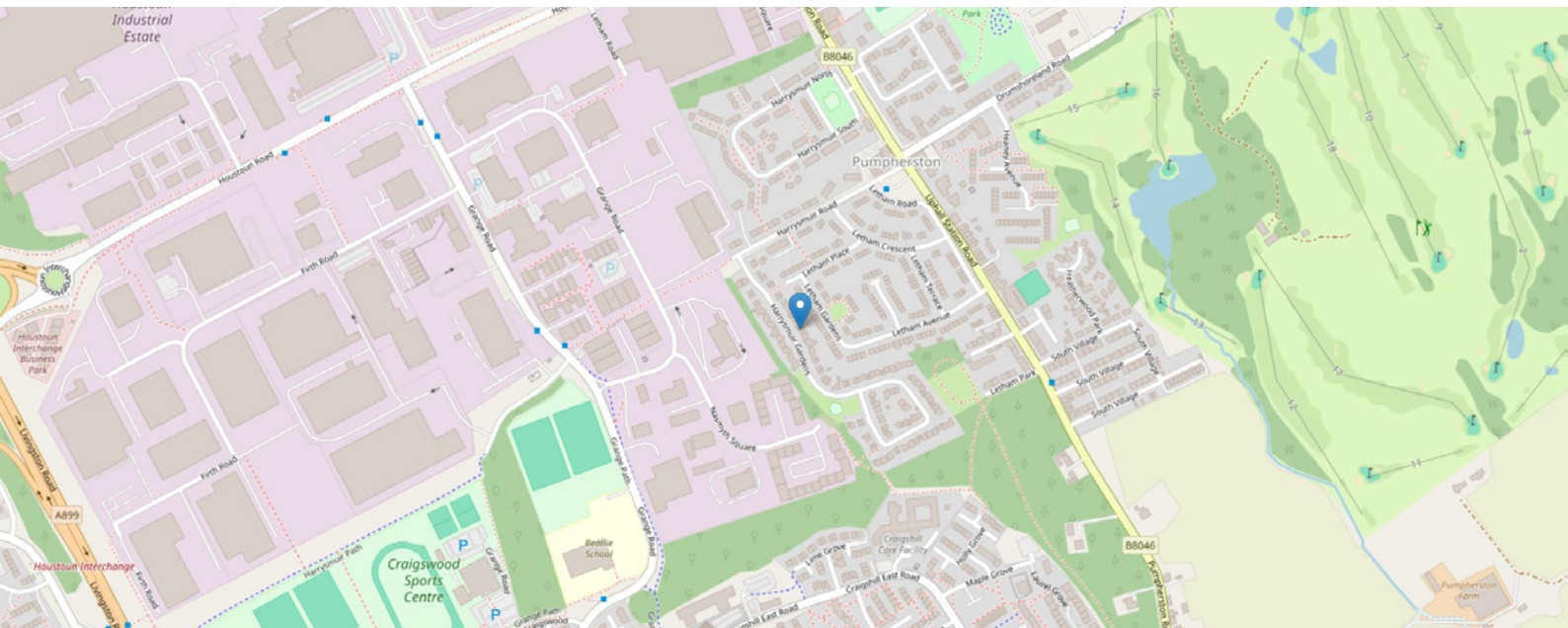


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 80m² | EPC Rating: C



THE LOCATION

Pumpherstoun is a popular village on the outskirts of Livingston, offering a peaceful residential setting while remaining exceptionally convenient for everyday amenities and commuting. The property is ideally positioned to take advantage of the wide range of facilities available in nearby Livingston, including The Centre and Livingston Designer Outlet, which provide an excellent selection of shops, restaurants, cafés and leisure facilities.





For day-to-day needs, there are local shops and services within the village and surrounding area, while schooling is well catered for. Primary education is available at Pumpherston and Uphall Station Community Primary School, with secondary schooling typically provided by The James Young High School, all of which are well regarded locally.

The area is also well-suited to those who enjoy the outdoors, with a number of pleasant walking routes and green spaces nearby. Almondell and Calderwood Country Park is within easy reach, offering extensive woodland walks, scenic riverside trails and a great spot for weekend downtime.

Commuters are particularly well served, with excellent transport links close by. Uphall railway station provides regular services to both Edinburgh and Glasgow, while the nearby M8 motorway allows straightforward road access across the Central Belt. Overall, the location offers an ideal balance between village living and strong connectivity to the surrounding towns and cities.



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