

Turpie
&Co



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Uphall Station Road, Pumpherston, EH53
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Uphall Station Road, Pumpherstons



Occupying a generous plot on Uphall Station Road, this fully modernised three-bedroom semi-detached home offers spacious and flexible family accommodation in a popular central location. Beautifully presented throughout and ready to move into, the property is complemented by easy-maintained gardens, a private driveway and an impressive detached workshop offering excellent potential.

The ground floor provides plenty of space for everyday family life, with a generous lounge leading through to a bright dining area and adjoining fitted kitchen. A ground-floor double bedroom and bathroom offer useful flexibility. There is also a separate study, ideal for anyone working from home or equally suited to a hobby room or additional family space.

Upstairs, the accommodation continues with two well-proportioned double bedrooms, both benefiting from useful built-in storage.

Outside, the property enjoys established garden grounds with a combination of paved areas, mature planting and space for outdoor seating. A particular highlight is the substantial detached workshop, extending to approximately 22'4" x 13'4". Offering an excellent amount of additional space, it provides considerable scope for hobbies, storage or workshop use.

What's special about this house

- Generous and highly flexible accommodation arranged across two levels.
- Spacious lounge providing an inviting main reception room with ample space for comfortable seating and family living.
- Bright and sociable dining area positioned alongside the kitchen, creating a natural hub for everyday family life as well as a welcoming space for entertaining.
- Well-proportioned modern kitchen with a practical layout and excellent connection to the dining area.
- Versatile ground-floor double bedroom offering excellent flexibility for guests, multi-generational living or anyone seeking bedroom accommodation on the ground floor.
- Separate study/home office, providing a dedicated space for home working while equally lending itself to use as a hobby room, playroom or additional snug.
- Two further generous double bedrooms on the first floor.
- Substantial detached outbuilding extending to approximately 22'4" x 13'4", providing an impressive amount of additional space for workshop use, hobbies, equipment or general storage.
- Established outdoor space complementing the generous accommodation and offering plenty of opportunity for relaxing, entertaining and enjoying the garden, while a private driveway provides convenient off-street parking.



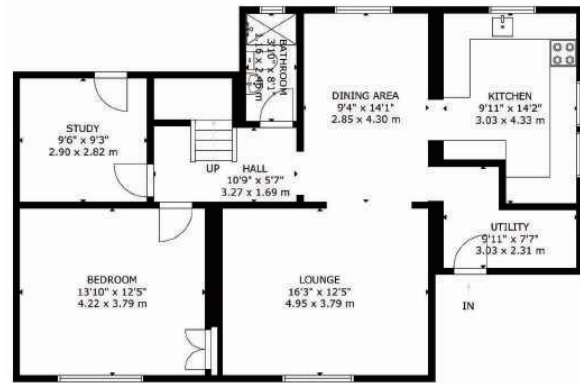
Location and Amenities

- Pumpherston has a selection of convenience stores along with bustling pubs and eateries.
- Nearby Livingston has an array of popular and well-known retailers, restaurants, and leisure activities.
- Ideal commuter location minutes from the M8 with easy access to Edinburgh (18 miles) and Glasgow (33 miles); the M9 is a short drive away.
- Uphall Train Station with regular and swift links to Edinburgh and Glasgow is less than a five-minute drive.
- Edinburgh International Airport is 8 miles away.
- Scenic green spaces nearby include Almondell and Calderwood Country Park.
- Close to an array of recreational activities such as Pumpherston Golf Club, Deer Park Golf and Country Club, Xcite Broxburn Leisure Centre, Uphall Golf Club and Houston Farm Riding Club.

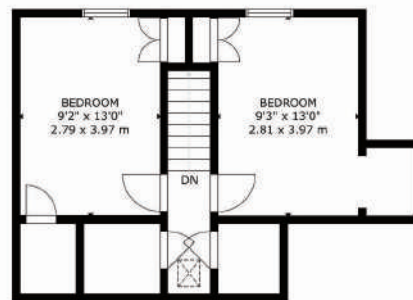
Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, washer/dryer, fridge/freezer, garden hut, and workbenches in outbuilding are included

Home Report valuation	£280,000
Internal floor area	118m ²
School catchment	Pumpherston & Uphall Station Community Primary School Broxburn Academy
Council tax band	Band D
EPC Rating	Band D
Train station	Bathgate



GROUND FLOOR



FIRST FLOOR

Dimensions Ground Floor

Lounge	4.95 x 3.79m
Dining Area	2.85 x 4.30m
Kitchen	3.03 x 4.33m
Bedroom	4.22 x 3.79m
Study	2.90 x 2.82m
Workshop	4.06 x 6.80m

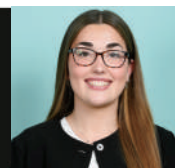
First Floor

Bedroom	2.81 x 3.97m
Bedroom	2.79 x 3.97m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Jenna Turpie
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.