



OFFERS OVER £130,000

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LETHAM GROVE PUMPHERSTON, EH53 0NQ

Enjoying a cul-de-sac setting in an established residential area, this 3 bedroom, mid-terrace villa offers flexible space and would now benefit from some upgrading. It has a driveway to the front and a garden to the rear.

There are two front doors to the property. The main entrance gives access to the hall and the ground floor accommodation. Stairs on the right hand side lead to the upper floor.

The bright and well-proportioned living room is situated to the front of the property with space for freestanding furniture. A door leads through to the kitchen which is fitted with a range of wall and base units with stainless steel sink and drainer. The gas cooker is included in the sale but is not warranted. A door leads to the rear hall with a door to the rear garden.

To the front of the hall, there is a utility area with its own separate entrance and an understair cupboard.

UPPER HALL

The upper hall has a hatch to the attic and gives access to the remainder of the accommodation.

There is a double bedroom situated to the front of the property with a built-in wardrobe.

The second bedroom is to the rear of the property with a window overlooking the garden.

The third bedroom is to the front and has a cupboard housing the boiler.

The wet room completes the accommodation and is fitted with a wash hand basin, WC and a wall-mounted Triton shower.

ACCOMMODATION

Hall
Living room
Fitted kitchen, utility room
3 bedrooms
Wetroom

Gas central heating, double glazing

GARDENS

There is a garden to the rear of the property and two garden sheds which are included in the sale.

DRIVEWAY

There is a driveway to the front of the property providing off-street parking.

EXTRAS

All fitted carpets, white goods as specified and the garden sheds are included in the sale.





SITUATION

The area is well served by local playgroups and nursery, primary and secondary schools. A few minutes' drive away, Livingston offers an excellent choice of shops with The Centre, Livingston Designer Outlet and supermarket shopping. For recreational pursuits, there are various sports and leisure centres together with Pumpherston and Deer Park Golf Club and Beecraigs and Almondell Country Parks, all within easy reach.

For the commuter, Uphall station is nearby together with easy access to the M8/M9 motorway network with links to Edinburgh and Glasgow.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

OTHER

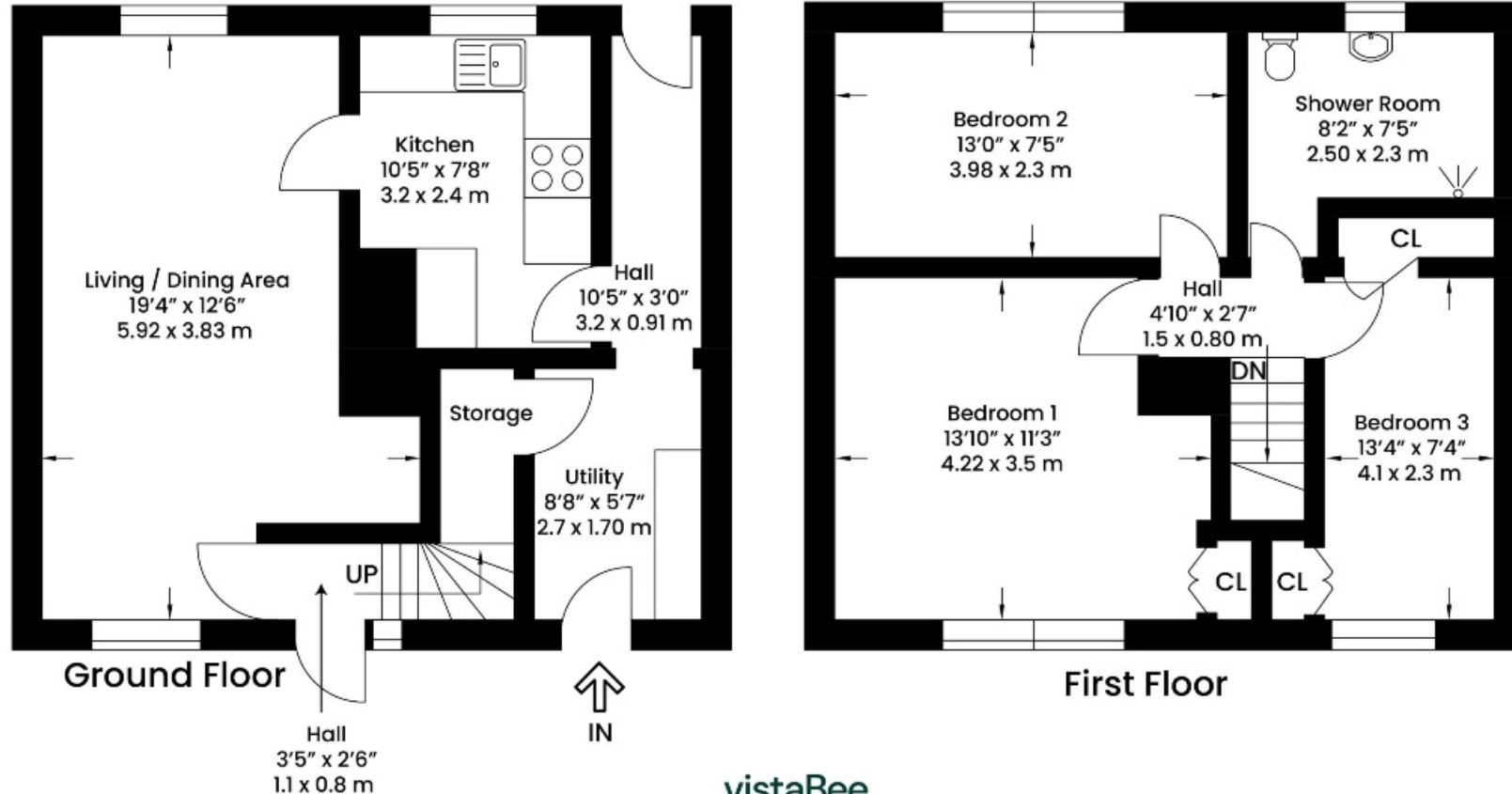
COUNCIL TAX BAND: B

These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate.



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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Peterkin & Kidd

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Linlithgow Office

8 High Street
Linlithgow
EH49 7AF

maildesk@peterkinandkidd.co.uk
www.peterkinandkidd.co.uk

espc rightmove

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