



4 Letham Grove

Pumpherstoun

EH53 0NQ

Offers Over £137,000

Caesar & Howie
Solicitors & Estate Agents



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Pumpherstons EH53 0NQ

An excellent family home is offered from this spacious and popular style terraced villa, set within a sought after location. The accommodation has well proportioned rooms throughout, holds excellent further potential and benefits from double width driveway to front. There is a modern shower room, double glazing and gas central heating. A sizable garden is located to the rear, is level and mainly lawn. Local schools, amenities and public transport are all within reach. Also well placed for rail station. Neighbouring Livingston is only a short drive away. Flexible/early entry available. Chain free.

- **Entrance**
- **Lounge**
- **Kitchen**
- **Hallway/storage**
- **Three bedrooms**
- **Shower room**
- **GCH & DG**
- **Double width driveway**
- **Sizable rear garden**
- **Council Tax Band B**
- **Floor area 81 m2 approx**

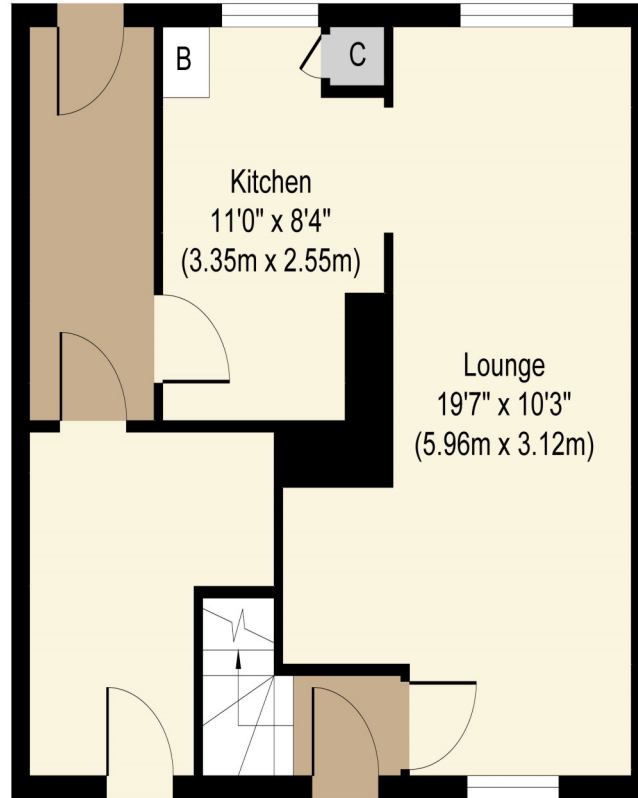


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email property@caesar-howie.co.uk

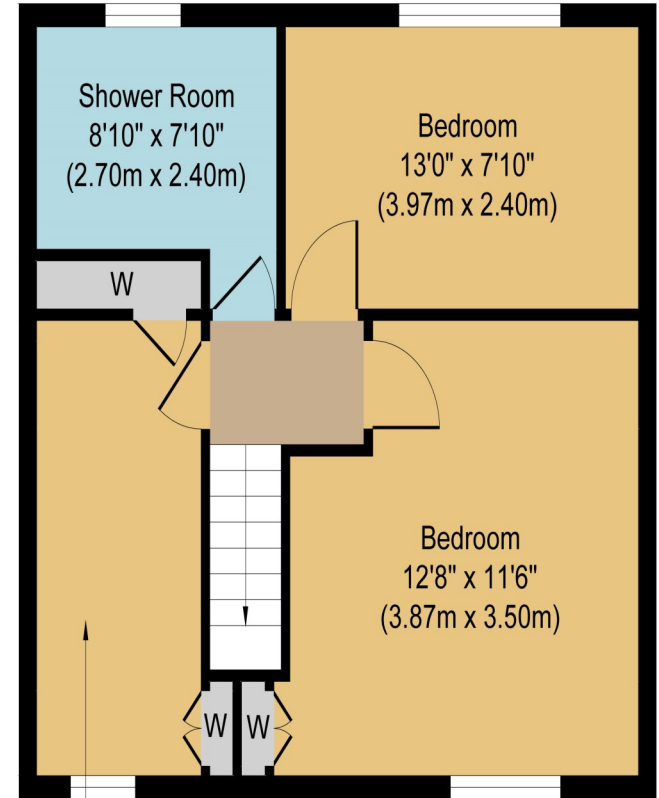


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Ground Floor



Bedroom
11'6" x 6'1"
(3.50m x 1.85m)

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.