



- Mid Terraced
- Large Lounge
- 3 Bedrooms
- Enclosed Garden
- Near Train Station
- Well Placed for Commuting.

Alba Property View ...

*Spacious mid terraced family home.
3 good sized bedrooms. Large
lounge. Gardens front and rear.*

**16 Letham Place, Pumpherston,
Livingston, EH53 0NJ**

Offers Over £115,000



Alba Property are pleased to offer to the market this mid terraced family home in Pumpherston, Livingston. The property comprises: lounge, kitchen, three bedrooms and shower room. There are enclosed gardens to the front and rear. This would be an ideal investment property or first time home.

Accommodation

Entrance Hall

The spacious hallway gives access to the lounge and stairs to the upper level. Carpet. Ceiling light. Radiator. There is a built in cupboard and storage space under the stairs. Window to the front.

Lounge *18' 9" x 11' 4" (5.71m x 3.46m)*

This spacious bright lounge has a window to the front and rear of the property allowing an abundance of natural light into the room. Carpet. Two ceiling lights. Radiator. Focal point gas fire with back boiler.

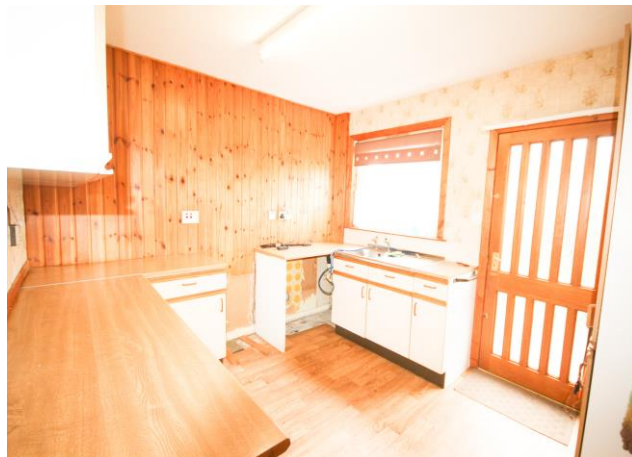


Kitchen *10' 10" x 9' 11" (3.30m x 3.01m)*

The good sized kitchen has been fitted with a range of wall and base units with contrasting work surface over. Inset sink with drainer. Vinyl flooring. Ceiling light. Space for free standing appliances. Door and window to the rear of the property.

Bedroom 1 *15' 11" x 7' 10" (4.84m x 2.40m)*

This spacious bedroom has a window to the rear of the property. Carpet. Radiator. Ceiling light. There is a built in cupboard housing the hot water tank.





Bedroom 2 12' 9" x 9' 10" (3.88m at widest x 3.00m)

The second bedroom has a window to the front of the property. Carpet. Ceiling light. Radiator. Ample room for free standing furniture.

Shower Room 6' 2" x 5' 8" (1.89m x 1.73m)

The shower room has a window to the rear of the property and comprises: shower cubicle with electric shower, pedestal wash hand basin and WC. There are wet wall panels to the shower area. Vinyl flooring. Ceiling light.

Bedroom 3 9' 3" x 7' 1" (2.83m x 2.16m)

The third bedroom also has a window to the front of the property. Carpet. Ceiling light. Radiator. There is a built in cupboard over the stairs.



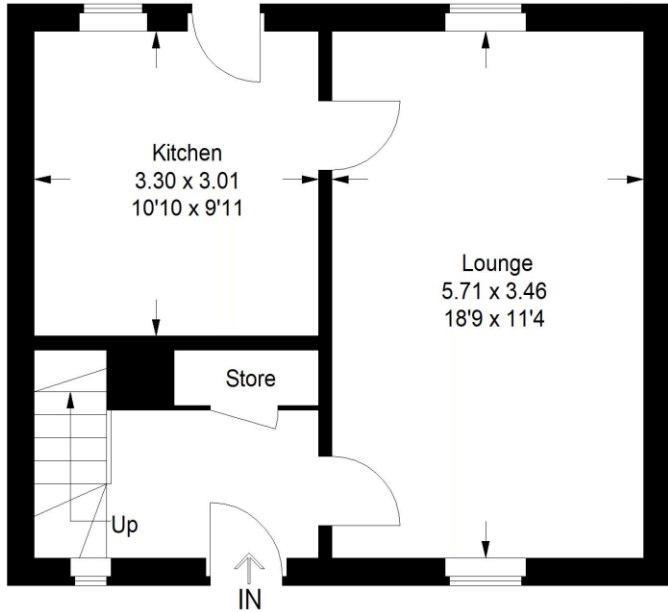
Externally

The property has a garden laid to lawn and pathway to the front. The rear garden is accessed via a venal to the side of the property next door and has a paved patio area and a well kept lawn area. There is a garden shed which will be included in the sale of the property.

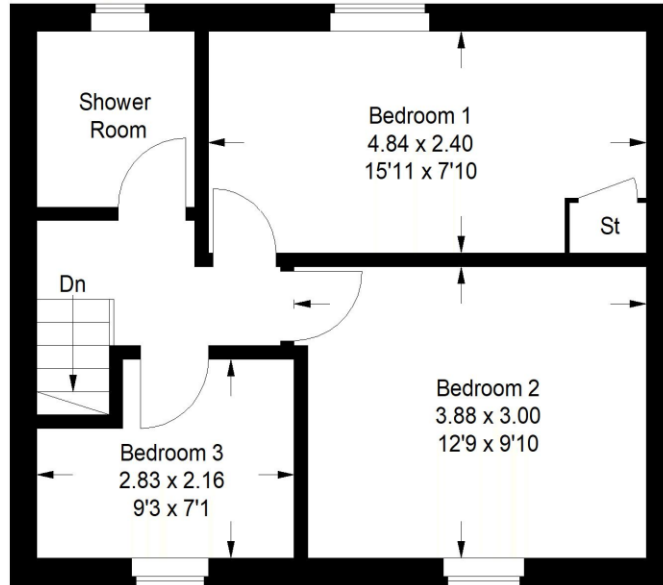


16 Letham Place

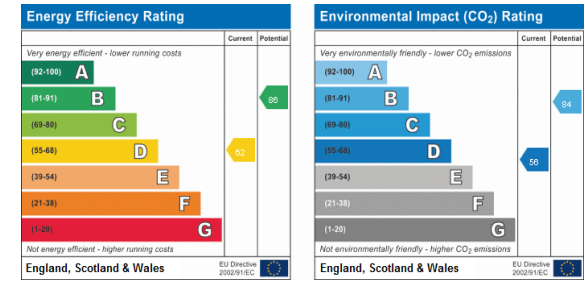
Approximate Gross Internal Area
77.3 sq m / 832 sq ft



Ground Floor



First Floor



Extras (Included in Sale)

Area

The village of Pumpherston is close to Uphall train station and there are bus links, offering services to Edinburgh and Glasgow. This his property is ideally placed for the commuter. There is a local Primary School and local shops and nearby Livingston offers a full range of amenities including nurseries primary and secondary schools, dental and medical facilities ad excellent shopping and leisure facilities. St John's hospital is also close by.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes :Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date . The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest ,or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing.We have not tested the electricity , gas or water services , Heating systems or any appliances . No Warranty is implied or given.



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