



- Beautifully Presented Mid Terraced House
- 2 Double Bedrooms with Built-In Storage
- Stylish Fitted Kitchen with High Gloss Units
- Spacious Lounge/Diner
- Family Bathroom
- Driveway & Garden with Summerhouse

Alba Property View ...

"High quality finish, great room proportions - An amazing, stylish home for any first-time buyer"

**26 Letham Crescent, Pumpherston, EH53
ONL**

Offers Over £130,000



Alba property are delighted to present to the sale market this fantastic mid terraced house with driveway located within the popular Pumpherston area of West Lothian. This bright, modern home is finished to perfection. In true move in condition with bright lounge/diner, stylish fitted kitchen with high gloss units and integrated oven hob and hood, two generous double bedrooms and bathroom. The property further benefits from gas central heating (hive system) and upgraded anthracite grey double glazing for all year round comfort and magnificent rear garden with artificial grass, composite decking and the added bonus of a summerhouse. A must view property.

Entrance Hallway 6' 6" x 4' 7" (1.98m x 1.40m)

Behind its welcoming exterior sits a beautifully presented home which is just ready to move into. The entrance hallway gives access to the lounge and kitchen. Carpeted and wooden staircase with spotlights give access to the upper landing. Storage cupboard which houses the electrics. Elegant, tiled sparkle floor.

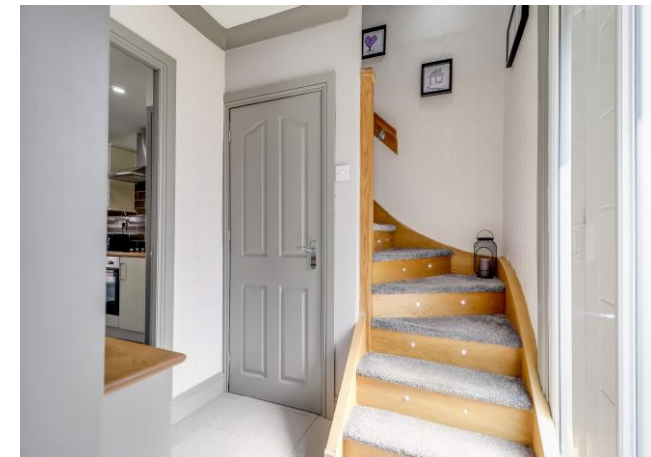


Lounge/Diner 19' 7" x 9' 9" (5.96m x 2.97m)

Bright and airy lounge with windows to front and rear which allows an abundance of natural light to flood the room. Beautifully styled in a light grey paint with a complementing feature wallpaper with electric fire for enjoying the winter nights. The cosy fitted carpet finishes the look perfectly. Door gives access to the kitchen and the hallway.

Kitchen 13' 4" x 7' 8" (4.06m x 2.34m)

Striking fitted kitchen with a wide range of cream high gloss base and wall mounted units and brick effect splashback tiling to walls. This well-appointed kitchen benefits from integrated oven, hob and hood and space for a free-standing washing machine. Store cupboard is the ideal spot for a fridge/freezer. Door gives access to the rear garden.





Upper Landing

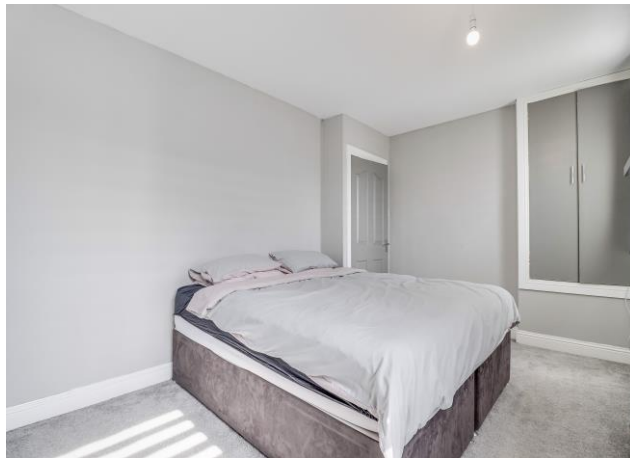
The upper landing gives access to the two bedrooms and the family bathroom. Hatch to the partially floored loft space with Ramsay ladder. Storage cupboard.

Bedroom 1 *15' 1" x 9' 7" (4.59m x 2.92m)*

Double bedroom decorated in neutral tones with window to front. A bright room with built-in storage and ample space for additional free-standing bedroom furniture. Fitted carpet.

Bedroom 2 *11' 7" x 9' 7" (3.53m x 2.92m)*

Second generous double bedroom with window to rear. Built in wardrobes to one wall and ample space for additional bedroom furniture. Fitted carpet and ceiling spotlights.

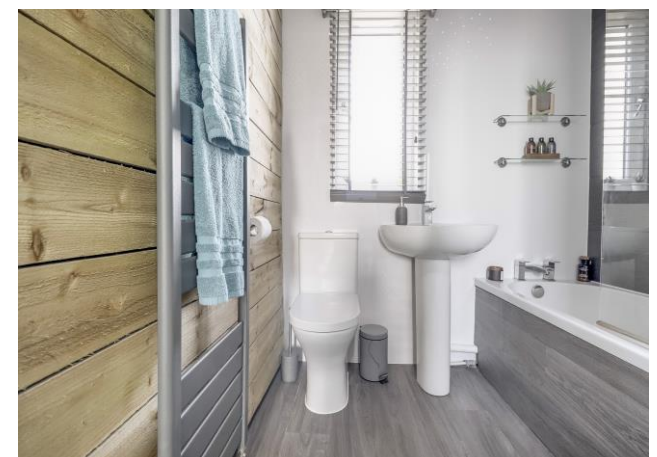


Family Bathroom *6' 6" x 5' 6" (1.98m x 1.68m)*

Completing the accommodation is the modern family bathroom. Comprising of white w.c, bath with shower incorporated above and wash hand basin. This striking bathroom has a timber panelled wall which adds a wonderful rustic feel and the mood lighting to the ceiling completes the look perfectly. Laminate flooring.

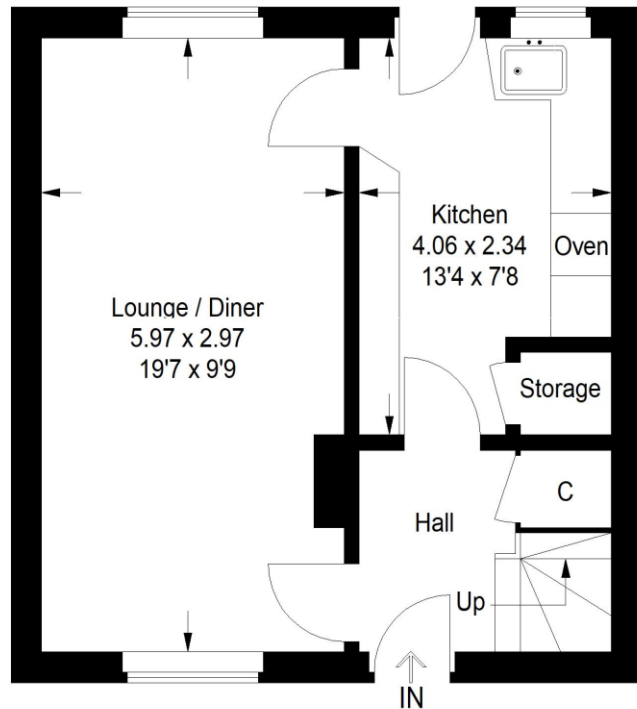
Externally

Externally this splendid home offers a driveway to front for several cars and benefits from a hot and cold water tap and power. Fitted with lighting to the soffits front and rear highlights the exterior and creates an eye-catching feature. The enclosed rear garden is the ideal spot to enjoy the summer months. This beautiful suntrap has artificial grass and composite decking which leads to the summerhouse with heater, power and light.

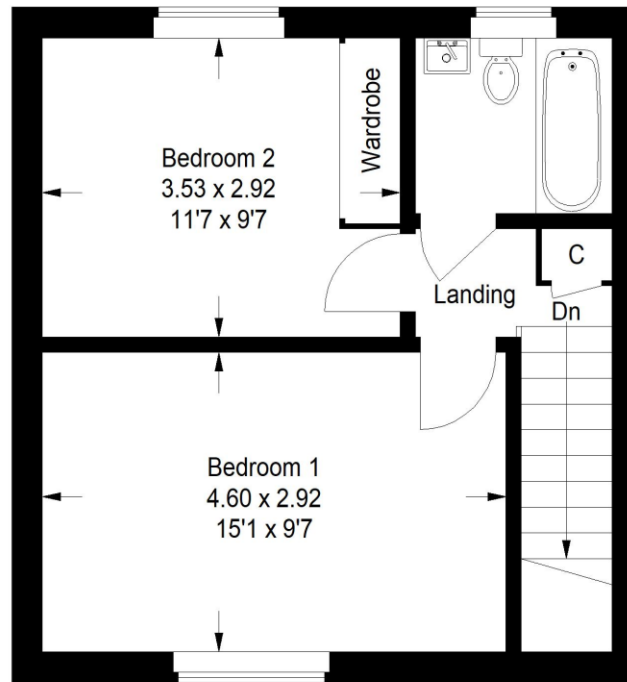


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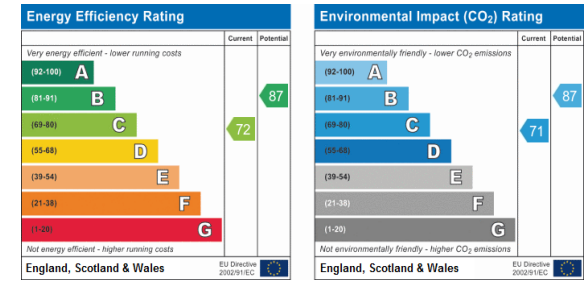
Approximate Gross Internal Area = 67.5 sq m / 727 sq ft



Ground Floor



First Floor



Extras (Included in Sale)

All floor coverings, blinds, light fittings, electric fire in the lounge, integrated oven, hob, hood and the summerhouse.

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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