



- Semi Detached Bungalow
- Rarely Available
- Beautifully Presented Throughout-  
Fresh Neutral Decor
- Double Bedroom with Built-In  
Storage
- Modern Tiled Shower Room
- Gardens Front & Rear - Gas Central  
Heating & Double Glazing

**Alba Property View ...**

*"Rarely does the opportunity arise to  
purchase such a truly stunning home -  
Great room proportions and finish  
throughout"*

**11 Drumshoreland Crescent, Pumpherston,  
EH53 0PF**

**Offers Over £115,000**



Alba Property are delighted to present to the market this rarely available, semi-detached one bedroom bungalow located within the highly sought after village of Pumpherston, West Lothian. This impeccably presented home offers great storage and well-proportioned accommodation throughout. The property must be viewed to appreciate the quality and finish on offer from the modern shower room and kitchen to the flooring, internal doors and window coverings. Externally the property offers well-kept gardens to front and rear and two outside stores. Gas central heating and double glazing ensure all year round comfort. Early viewing is highly advisable.

### Accommodation

#### **Entrance Hallway** 18' 0" x 2' 10" (5.48m x 0.86m)

UPVC double glazed door gives access to the welcoming entrance hallway. Decorated with neutral tones and striking laminate flooring. Doors give access to the lounge, bedroom and shower room. Handy storage cupboard. Hatch provides access to the loft space.

#### **Lounge** 14' 7" x 11' 4" (4.44m x 3.45m)

Bright and airy lounge with lovely open views to the front. A beautifully styled room decorated with neutral hues and a complementing feature wallpaper with wall hung electric fire. The cosy fitted carpet finishes the look perfectly. Door gives access to the kitchen.

#### **Kitchen** 11' 5" x 7' 6" (3.48m x 2.28m)

The kitchen is fitted with a wide range of base and wall units and equipped with integrated oven, hob and hood. Space for a free standing fridge/freezer and washing machine which is also included within the sale price. Classic splash back tiling to walls. Door gives access to the rear garden.





### **Bedroom** 12' 8" x 8' 9" (3.86m x 2.66m)

The spacious double bedroom boasts fitted wardrobes with sliding doors to one wall and ample space for additional free-standing bedroom furniture. An abundance of natural light floods the room from the large window to front. Fitted carpet.

### **Shower Room** 7' 3" x 5' 3" (2.21m x 1.60m)

The spotless shower room completes the accommodation which is fitted with a white w.c, sink with underneath vanity unit and double shower cubicle. Tiling to walls and floor. Window to rear

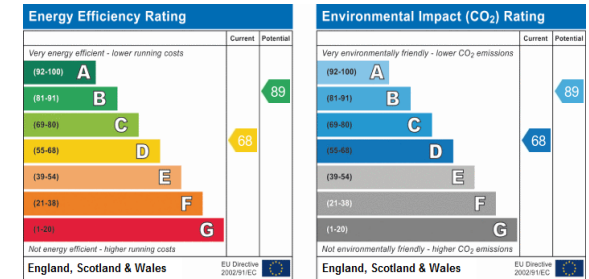
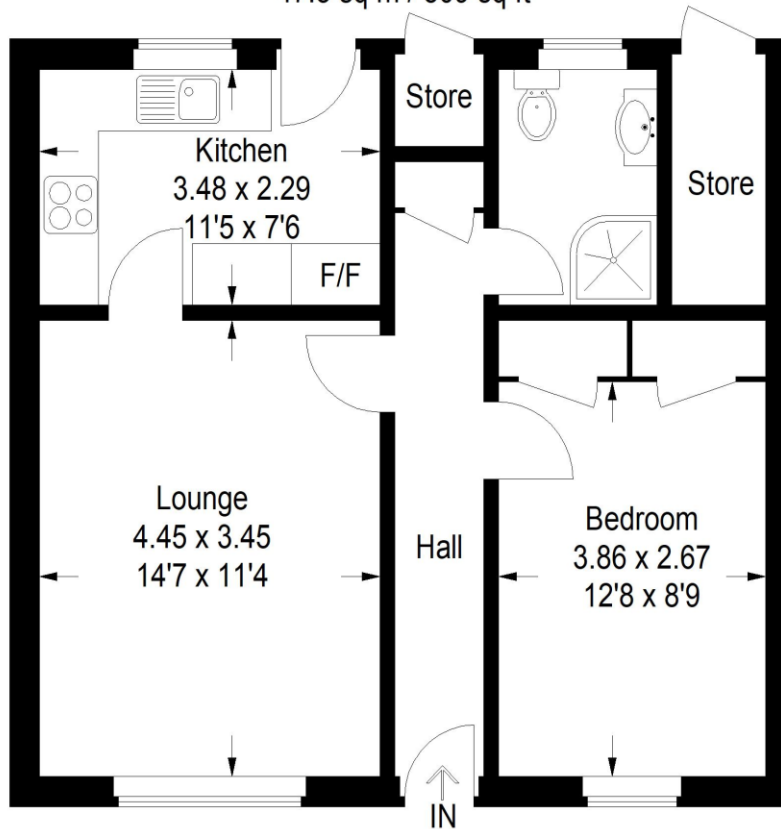
### **Externally**

The rear garden enjoys a high degree of privacy, is mainly laid to lawn with trees and shrubs. The property further benefits from two outside stores which offer fantastic storage. The larger store has power and light. The enclosed, low maintenance front garden is laid to lawn. This stunning home offers ample on-street parking.



# 11 Drumshoreland Crescent, Pumpherston

Approximate Gross Internal Area (Excluding Outside Store)  
47.3 sq m / 509 sq ft



## Extras (Included in Sale)

All floor covering, light fittings, blinds, curtains, curtain poles, integrated oven, hob, hood, free standing fridge/freezer, washing machine, electric wall mounted fire, sofa and chair in lounge.

\*\*All other furniture (except the bed) is available by a separate negotiation\*\*

## 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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