



- Delightful Mid Terraced Cottage - Built Circa 1900
- Light & Airy Lounge
- Spacious Kitchen/Diner & Utility Area
- 3 Bedrooms & Office
- Gardens Front & Rear & Parking

Alba Property View ...

"A truly delightful cottage with glorious open views and spacious accommodation This home has so much to fall in love with"

**215 South Village, Pumpherston,
Livingston, EH53 0LS**

Offers Over £189,500



Alba Property are delighted to present to the sales market this rare opportunity to purchase a spacious, mid terraced cottage bursting with charm and character which was built in circa 1900. Located within the popular village of Pumpherston, West Lothian with easy access to the motor links makes this a great home for the commuter. Enjoying the most spectacular open views to the front and great room proportions throughout this property is not one to be missed. Internal accommodation comprises of on the ground floor; hallway with great storage, kitchen/diner with glorious views, light and airy lounge, utility area, bedroom three, cloakroom and bathroom. On the upper landing the property enjoys two further bedrooms and a handy work from home office. Outside this fantastic home benefits from gardens to front and rear for enjoying the summer months, shared wash house and parking. Gas central heating and double glazing ensures all year-round comfort. Viewing advised. Tenure: Freehold Council Tax Band: C

Accommodation

Externally

Outside the property enjoys the most breath-taking open views to the front and an enclosed front garden which is laid to lawn and allows you to take full advantage of the stunning outlook on sunny days. UPVC front door leads to the utility area. The rear garden is accessed via a shared lane and is laid to lawn with trees and also benefits from a shared wash house. The rear provides parking for two cars. UPVC back door gives access to the hallway.

Utility Area *15' 1" x 3' 6" (4.59m x 1.07m)*

The front door provides access to the utility which offers fantastic laundry facilities. The utility is plumbed for a washing machine. Door leads to the kitchen/Diner.

Kitchen/Diner *14' 3" x 13' 4" (4.34m x 4.06m)*





The real hub of the home. A place to eat, share stories and make memories. Fitted with a wide range of cream base and wall mounted units, complementing worktops and splash back tiling to walls. A great space to enjoy family meals with ample space for a family sized dining table and chairs. Large window to front with enviable views which provides an abundance of natural light. Wooden floorboards complete the look perfectly. Door leads to the lounge.

Lounge 14' 7" x 10' 1" (4.44m x 3.07m)

A light and airy rear facing lounge with a fitted carpet and fireplace for enjoying cosy night in. Presented in neutral decor. Door leads to the hallway.

Hallway

The hallway provides access to the ground floor bedroom, bathroom and cloakroom. Carpeted staircase leads to the upper landing. Handy, large store cupboard with light ideal for all your household necessities and an understair store cupboard.



Bedroom 3 11' 3" x 8' 2" (3.43m x 2.49m)

A very versatile bedroom which could also be used as playroom, or snug. Two windows provide natural light. Store cupboard houses the boiler.

Bathroom 5' 5" x 4' 9" (1.65m x 1.45m)

Bathroom comprising of white bath and sink. Splashback tiling to walls.

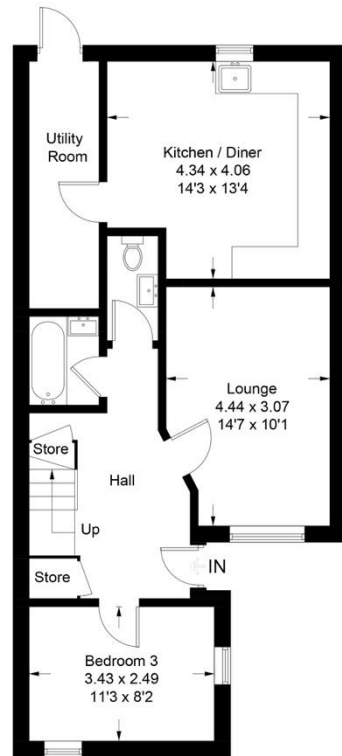
Cloakroom 6' 2" x 2' 8" (1.88m x 0.81m)

The cloakroom comprises of white w c and sink. White splashback tiling above the sink. Vinyl flooring.

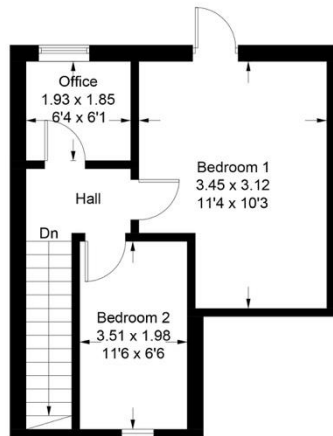


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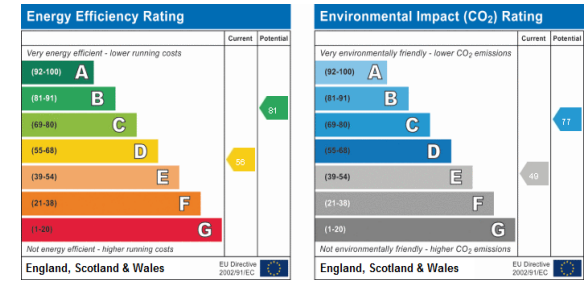
Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft



Ground Floor



First Floor



Extras (Included in Sale)

All floor coverings, blinds, curtains, light fittings, free-standing cooker and dishwasher (no warranty)

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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