



**36 Drumshoreland Road, Pumpherston,
West Lothian, EH53 0LH**



RE/MAX[®] PROPERTY

Beautifully Presented 4 Bedroom Mid Terraced Villa!!!

Views of the Local Golf Course!!

Carol Lawton and RE/MAX Property are delighted to offer for sale this beautiful, spacious and well proportioned 4 bedroom mid terraced villa in a great location. Comprising of entrance vestibule, hall, lounge, office, breakfasting kitchen, 4 bedrooms, family bathroom, jack and jill shower room, rear gardens, DG and GCH. This property is in immaculate condition and would make a fabulous family home.

It is close to local amenities and is well served by bus services and schools. Nearby Uphall Station is a mainline train station with frequent services to Edinburgh and Glasgow. Nearby Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

The home report can be downloaded from our website.

Tenure - Freehold
Council Tax Band - C
No Factor Fees





Front

Mono bloc to front and ample on street parking.

Entrance Vestibule - 3' 8" x 3' 3" (1.130m x 0.990m)

Enter via a wooden door with a glass feature into the vestibule which then gives access to the hall. Central light fitting and carpet flooring.

Hall - 15' 1" x 3' 9" (4.603m x 1.133m)

Welcoming L shaped hallway which then gives access to breakfasting kitchen, 3 bedrooms, family bathroom and stairs to the upper level. Central light fitting, carpet flooring and a radiator.

Breakfasting Kitchen - 12' 10" x 11' 5" (3.910m x 3.483m)

Stunning room with a window to the rear of the property. Comprising of high gloss base and wall units with complimentary work tops, tiled splash back and a stainless steel sink with a chrome mixer tap. Integrated gas hob, double electric oven, extractor fan, fridge/freezer, dishwasher and washing machine. There is plenty of space for a table and chairs. Central light fitting, under unit lighting and vinyl flooring. Access to a small boot room which could be used for storing coats, jackets and shoes, storage cupboard and access to the conservatory.

Conservatory - 12' 9" x 12' 1" (3.893m x 3.674m)

Wonderful room to enjoy overlooking the rear garden. French doors, wall lights, laminate flooring and a radiator.

Bedroom 2 - 13' 0" x 10' 11" (3.954m x 3.318m)

Beautiful double room with a window to the rear of the property. Central chandelier light fitting, new feature panelled walls, mini vinyl flooring planks and a radiator. This room is currently used as a home office.

Bedroom 3 - 13' 9" x 8' 2" (4.195m x 2.487m)

Fabulous room with a window to the front of the property. Central spotlight fitting, wall to wall fitted wardrobes offering an abundance of hanging and storage space, carpet flooring and a radiator.

Bedroom 4 - 14' 11" x 11' 7" (4.535m x 3.535m)

Impressive room with a window to the front of the property. Central light fitting, real fire with decorative tiles and hearth, built-in shelving, carpet flooring, 2 storage cupboards and a radiator. This room could be used as a dining room.

Family Bathroom - 8' 6" x 4' 9" (2.588m x 1.451m)

New, stylish room with an opaque window to the rear of the property. Comprising of a white WC, sink with a chrome mixer tap and vanity unit below, bath with a chrome mixer tap with an overhead electric shower and glass screen. Downlighters, fully tiled walls, vinyl tiled flooring, wall mirror and a chrome heated towel radiator.

Upper Landing -

Rise the carpeted stairs to the upper level where access can be gained to the lounge.

Lounge - 17' 2" x 14' 8" (5.239m x 4.482m)

Bright and light, south facing room that has 2 sets of windows to the rear of the property offering magnificent views. Downlighters, laminate flooring and 2 radiators. Access to the office space, master bedroom and the jack and jill shower room.

Office - 10' 7" x 4' 9" (3.227m x 1.453m)

Handy room with a Velux roof window, central spotlight fitting and laminate flooring.

Master Bedroom - 14' 0" x 10' 6" (4.266m x 3.203m)

Excellent room with a window to the rear of the property offering views of the golf course. Central spotlight fitting, wall to wall fitted wardrobes offering excellent hanging and storage space, carpet flooring and a radiator. Access to the jack and jill shower room.

Jack and Jill Shower Room - 11' 4" x 4' 8" (3.461m x 1.435m)

Attractive room with a Velux roof window. Comprising of a white WC, sink with chrome taps and a walk-in shower cubicle with an electric shower. Spotlight fitting, tiled splash back, tile effect laminate flooring, wall cabinet, extractor fan and a radiator.

Rear Garden -

Well tended, fully enclosed rear garden with a gate to the side for access. There is a patio area, large lawn area, elevated decking area, mature trees, plants and bushes, allotment area and an outside tap. The 2 garden sheds and greenhouse will be left as a gift. There are fabulous views over the golf course.





“Nobody in the world sells more property than RE/MAX”



GROSS INTERNAL AREA
FLOOR 1: 91.8 m² FLOOR 2: 25.8 m²
EXCLUDED AREAS - REDUCED HEADROOM 1.2 m²
TOTAL: 148.6 m²
SIZES AND CONVERSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 91.8 m² FLOOR 2: 25.8 m²
EXCLUDED AREAS - REDUCED HEADROOM 1.2 m²
TOTAL: 148.6 m²
SIZES AND CONVERSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
A (91-100)		81	A (192-1000)
B (81-91)			B (181-191)
C (69-81)	72		C (169-181)
D (55-69)			D (155-169)
E (39-55)			E (139-155)
F (21-39)			F (21-39)
G (1-21)			G (1-21)
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
Scotland	EU Directive 2002/91/EC		Scotland
			EU Directive 2002/91/EC



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