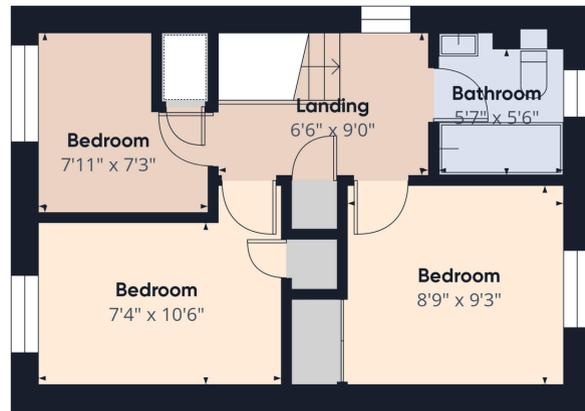




Floor 0



Floor 1



# DESCRIPTION

This delightful three-bedroom semi-detached house features a spacious and welcoming layout, making it ideal for families or professionals. It includes a bright and airy living room, a contemporary kitchen/diner, and a private rear garden. Nestled in a friendly neighborhood, this home is conveniently located near local amenities, schools, and transport links.

### The property includes:

- Welcoming hallway
- Ground floor WC
- Bright and spacious lounge
- Modern kitchen/diner with integrated appliances
- Primary bedroom with fitted wardrobes
- Second double bedroom with storage space
- Third bedroom
- Stylish family bathroom with shower over bath
- Private rear garden with composite decking
- Driveway

To schedule a viewing, please call 01506 414568



# LOCATION

Pumpherston is a popular long established village which is ideal for families of every size. Local amenities include an active Bowling Club, a choice of local shops, including a Coop supermarket, and a popular primary school which houses the local library and meeting facilities. Another good facility is the choice of take away outlets including Chinese, Indian and a good chip shop! In addition, the shopping opportunities in nearby Livingston are the best in West Lothian. They include large national brand supermarkets, clothing retailers, DIY and much more. A particularly popular location is the international brand discount centre. Further shopping facilities are even closer in Broxburn and Uphall and the Gyle Centre on the edge of the City is very easily reached. Leisure and sporting facilities are nearby including children's play areas, bowling and golf plus football and rugby clubs. Transport is key to the area. It is almost halfway between Edinburgh and Glasgow and is close to motorway links to both cities. A rail link is also available at Uphall Station, the adjacent and connecting village. Edinburgh International Airport is less than 10 miles away for links to London and many international destinations.

