



139 Pumpherston Road, Uphall Station, West Lothian, EH54 5PH

Spacious, Traditional, Two-Bedroom, Double-Upper Villa, with a Private Garden.

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Property Description

Well-presented and spacious, traditional, two-bedroom, double-upper villa, with a private garden. Located in the village of Uphall Station, close to both Livingston and Broxburn, in West Lothian.

Comprises an entrance hall/room, an inner hall, a living room, a kitchen, two bedrooms and a bathroom.

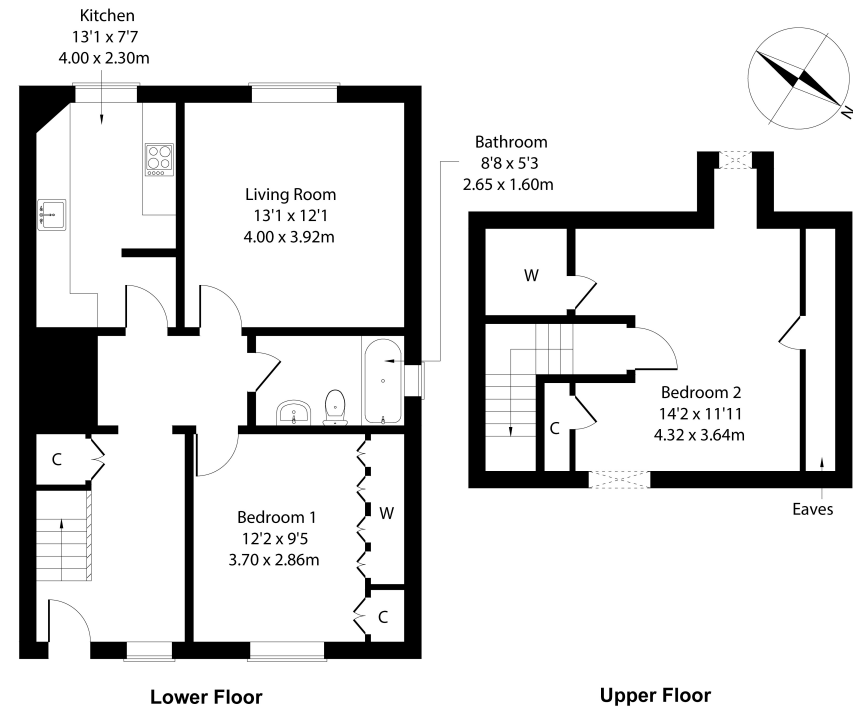
Features include well-proportioned room sizes, a fitted kitchen, gas central heating and double glazing. In addition, there is extensive contemporary flooring and excellent storage provision.

Externally, there is an enclosed private garden to the rear, together with off-street residents' parking.

A shared external stair to the rear of the building gives access to the main entrance, which opens to a flexible hall, offering potential family or office space. An inner hall continues from the entrance area, with matching wood-effect flooring and space for freestanding storage. Front facing is a good-sized lounge, with cornice work and a ceiling rose, wood-effect flooring and a wall-mounted TV point. Also to the front is the kitchen, with ample fitted storage, stone-effect worktops, matching splashback surrounds, and an integrated oven and gas hob.

Rear-facing is a double bedroom, with cornice work and a ceiling rose, and built-in wardrobes along one wall. The entrance room also gives access to a carpeted stairway, leading up to a second double bedroom, featuring dual-aspect skylight windows, a built-in wardrobe, a walk-in wardrobe/dresser, and access to an eaves store space.

mov⁸ 139, Pumpherston Road, Uphall Station, Livingston EH54 5PH
Approximate Gross Internal Area: (947 sq ft - 88 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Uphall Station is a popular, well-connected village that serves as an excellent West Lothian commuter base for Livingston, Edinburgh and Glasgow. A range of local shopping and amenities are available, whilst major retail centres at Edinburgh Gyle and Livingston offer major high-street names. Uphall Primary School provides primary education, whilst Broxburn has four schools including Broxburn Primary, Kirkhill Primary,

Roman Catholic Primary and the highly regarded Broxburn Academy. Regular bus services are available for travel throughout the area with direct road links to Edinburgh, Livingston, Linlithgow and Edinburgh Airport. Uphall railway station provides rail connections to Livingston, Edinburgh and Glasgow.





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