



**135 Pumpherston Road, Uphall Station, West Lothian, EH54 5PH**

Traditional, Two-Bedroom, Lower Villa, with a Private Garden.

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# Property Description

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

Comprises a vestibule, a hall, a living room, a kitchen, a rear porch, two bedrooms and a bathroom.

Features include well-proportioned rooms, a fitted kitchen, gas central heating and double glazing. In addition, there is a quality composite front door, extensive contemporary flooring and good storage.

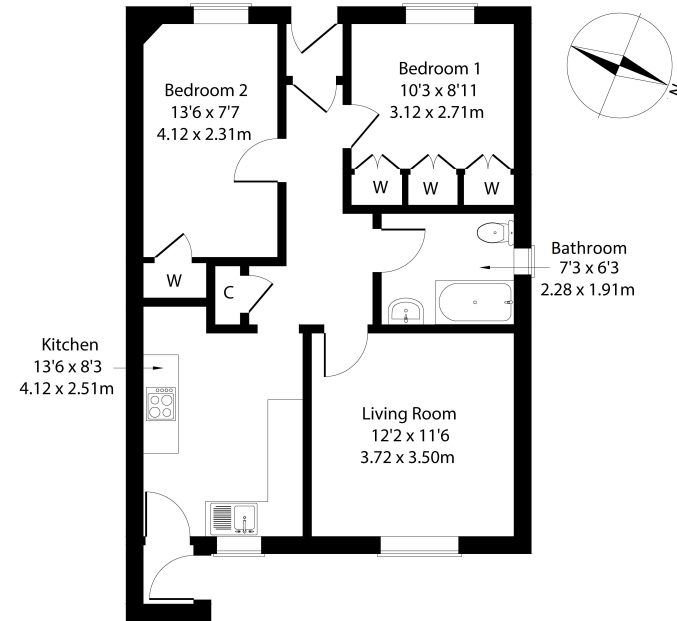
Externally, there is an enclosed private garden to the rear together with off-street residents' parking.

A vestibule to the front offers space for outerwear and opens to the main hall, with carpeted flooring and a built-in store cupboard. Rear-facing is a good-sized lounge, featuring wood-effect flooring, a built-in cupboard and a central light fitting. Also rear facing is the kitchen, with tiled flooring and modern fitted worktops and units, including an integrated electric oven and a ceramic hob. Set off the kitchen is the rear porch, which offers further space for outerwear and forms the regular entrance to the prop, with the car parking and garden beyond.

Front facing are two double bedrooms with carpeted flooring and built-in wardrobes. The fully-tiled bathroom has a side aspect window, and is fitted with a three-piece suite, including shower head fitting for the bath.



**135, Pumpherston Road Uphall Station, Livingston EH54 5PH**  
Approximate Gross Internal Area: (614 sq ft - 57 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

Broxburn Primary, Kirkhill Primary, St. Nicholas 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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