



REMAX
Property

92 Pumpherston Road, Uphall Station, EH54 5PJ

Offers Over £270,000



CHARACTER COTTAGE, NEWLY REFURBISHED WITH NO ONWARD CHAIN!

Packed with character and beautifully refurbished throughout, this charming three bedroom cottage offers a fantastic opportunity to enjoy traditional appeal with a fresh, modern finish in a convenient central location. With flexible accommodation, off-street parking and no onward chain, this is a home that is ready for its next owner to move straight in and enjoy.

Team Lauren and Rodaidh at REMAX Property are delighted to present this attractive cottage on Pumpherston Road, Uphall Station, EH54 5PJ.

The accommodation is thoughtfully arranged over two levels, with the ground floor comprising an entrance hall, welcoming lounge with feature fireplace, separate dining room with French patio doors opening onto the garden, kitchen, downstairs bedroom and a stylish modern four-piece bathroom. Upstairs, the upper hall provides access to two further well-proportioned bedrooms.

Externally, the property offers low maintenance gardens and off street parking for two cars, with further scope to create additional parking within the rear garden if desired. Combining cottage character, modern interiors and a highly convenient location, this unique home is not to be missed.

Uphall Station is perfectly positioned for commuting, with the main train line to and from Edinburgh and Glasgow being within walking distance from the property as well as the close proximity to the M8 & A71 road links. Uphall Station gives easy access the local amenities while a more greater shopping experience can be found at the nearby Livingston Shopping Centre where you will find an array of high street shops, supermarkets, financial services, multi-screen cinema and leisure centre as well as the Livingston Designer Outlet.

Council Tax Band D, EPC: C, Freehold Tenure.

Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

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Entrance Hall

Enter into the Hallway through uVPC front door with glazed window insert. There are two large windows one either side of the entrance, a ceiling pendant light, painted walls, one radiator and carpet flooring. There is access to the Bedroom on the left hand side, the staircase to the upper level, and the Lounge to the right hand side.

Lounge

12' 10" x 12' 2" (3.91m x 3.71m)

Beautiful Lounge filled with character with large window overlooking front of property and a woodburning fireplace with two curved alcoves at either side. There is a ceiling mounted light, painted walls, one radiator and carpet flooring. There is access directly to the Dining Space.

Kitchen

11' 7" x 8' 0" (3.54m x 2.44m)

Fitted Kitchen with: wall and base mounted units with wooden laminate facings, four ring gas hob, electric oven, composite one and a half sink with drainer board, washing machine and stainless steel extractor fan. There is one ceiling mounted light, rear facing window, metro style black tiled backsplash, radiator and vinyl tile flooring.

Dining Room

13' 0" x 8' 0" (3.95m x 2.45m)

Dining/Family Room with French doors leading to Garden - with access to Kitchen and the rest of the house to the left hand side. There is one ceiling mounted light, painted walls, vertical radiator and carpet flooring.

Rear Hall

Rear Hall with external door leading to Garden, Bathroom and Bedroom/Reception. There is one ceiling mounted light, painted walls, vertical radiator, built-in storage and carpet flooring.





Bathroom

12' 9" x 5' 10" (3.89m x 1.78m)

Modern four-piece Bathroom comprising of: walk-in shower with overhead and handheld mains operated shower, bath, and sink and toilet vanity unit. There are downlights, fully tiled walls, rear facing glazed window, vertical heated towel radiator and vinyl tiled flooring.

Bedroom 1

14' 4" x 12' 1" (4.38m x 3.68m)

Excellent sized double Bedroom/ Reception located on the ground floor with a door giving access to the front and one giving access the rear of the property. There is one ceiling light, large window overlooking front of property, painted walls, radiator, small storage covered, larger storage cupboard housing boiler, and carpet flooring.

Upper Hall

Stairs and landing with painted walls, storage cupboard at top of staircase, handrail, window on top of staircase looking out to rear garden and access to two double Bedrooms.

Bedroom 2

11' 3" x 10' 4" (3.44m x 3.15m)

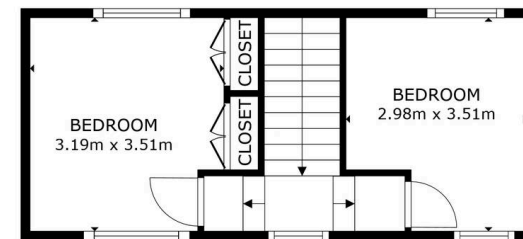
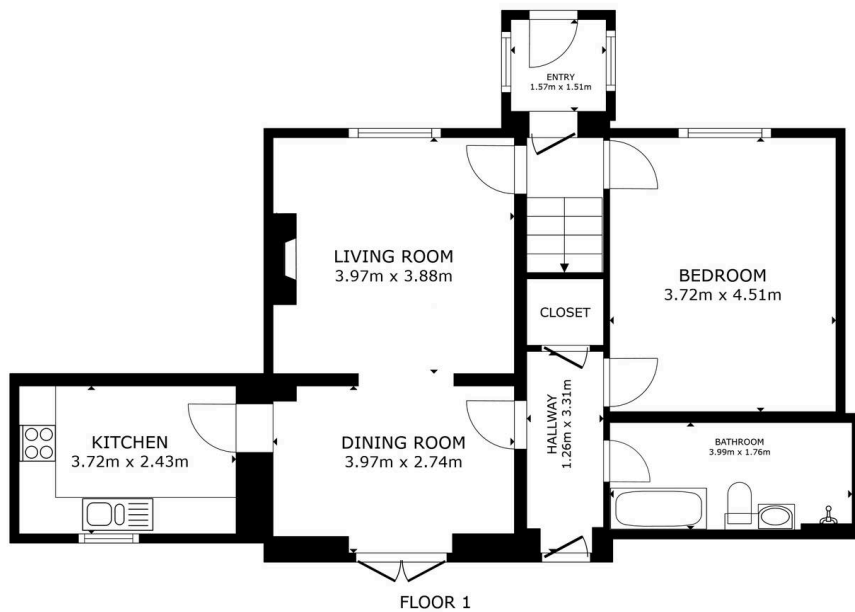
Double Bedroom with ceiling mounted light, painted walls, two windows overlooking the rear garden, multiple built-in wardrobe spaces, radiator and carpet flooring.



Bedroom 3

11' 2" x 9' 9" (3.40m x 2.97m)

Double Bedroom with ceiling mounted light, painted walls, window to front and rear, storage cupboard through sliding access door, radiator and carpet flooring.





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Remax Property, Remax House – EH54 6TS

01506
418555

• livingston@remax-
scotland.homes



• [www.remax-scotland.homes/estate-
agents/livingston](http://www.remax-scotland.homes/estate-agents/livingston)

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