



12 Harrysmuir Gardens, Pumpherston

Offers Over £215,000





Presented to the market in true *turn-key condition*, this beautifully maintained three-bedroom semi-detached property is located in the highly desirable development of Harrysmuir Gardens, Pumpherston. Ideally positioned for commuters, the home offers excellent transport links via the nearby Uphall Station railway line, providing easy access to Edinburgh, Glasgow, and beyond.

This stylish and modern home features a thoughtfully designed layout, perfect for contemporary family living. The ground floor comprises a bright and spacious lounge, decorated with a striking accent colour palette that creates a vibrant yet cosy ambiance. A generous kitchen/dining area offers the ideal space for entertaining or enjoying family meals, while a convenient downstairs WC completes the lower level.

Upstairs, the property boasts two well-proportioned double bedrooms, a further single bedroom—ideal as a nursery, home office or guest room—and a modern family bathroom. All rooms are tastefully decorated in a modern style with statement feature walls adding character throughout.

Externally, the home enjoys a private rear garden, offering a safe and enclosed space for children or pets, and an inviting area for outdoor relaxation or entertaining.

Early viewing is highly recommended to appreciate the style, space, and excellent location this fantastic property has to offer.

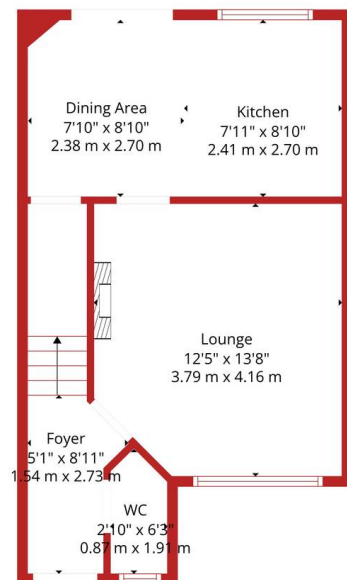


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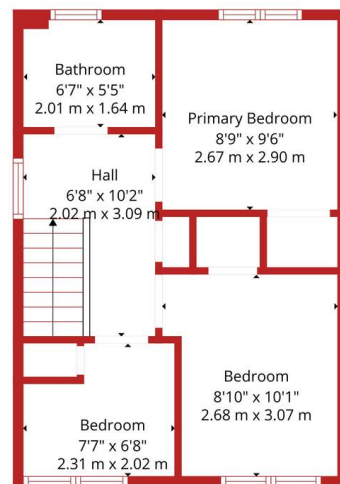
Pumpherston, Livingston

- Stylishly presented Three Bedroom Semi-detached House with Detached Garage
- Inviting Kitchen/Diner featuring French doors providing direct access to the garden
- Bright & well proportioned Lounge featuring picture window providing abundance of natural light
- Lower Level Wc
- Two Double Bedrooms both offering built-in wardrobe storage
- Single Bedroom with over-stair storage cupboard
- Family Bathroom offers vanity storage
- Fully enclosed private low maintenance rear garden
- Spacious monobloc Driveway Parking
- Ideally located for the commuter offering close-by links via rail and motorway





Floor 1



Floor 2



TOTAL: 755 sq. ft, 70 m2
 FLOOR 1: 395 sq. ft, 37 m2, FLOOR 2: 360 sq. ft, 33 m2
 EXCLUDED AREAS: WALLS: 65 sq. ft, 7 m2





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