



# 21 Uphall Station Road, Pumpherston

Offers Over £260,000



# 21 Uphall Station Road

Pumpherstoun, Livingston

This well appointed and extremely spacious Three Double Bedroom with Three Public Room semi detached house offers the discerning buyer ample space for a growing family with a lovely sunny aspect fully enclosed rear garden. Externally there is a large work-shop offering versatility of use and a garden shed. Driveway parking and a lovely front lawn. Early viewing is highly recommended.

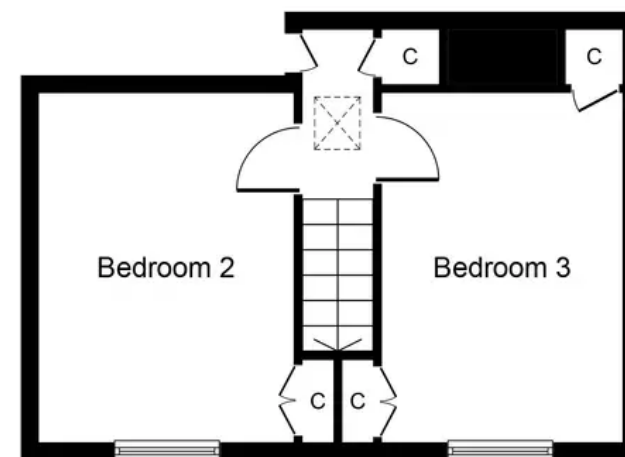
Tenure: Freehold

- Charming 3 Double Bedroom 3 Public Room semi detached property
- Large Work-shop located in rear garden
- Spacious Lounge with additional Dining Room
- Breakfasting Kitchen with dual aspect windows
- Fully enclosed Rear Garden
- Driveway Parking
- Excellent commuter links via road and rail close-by





**Ground Floor**  
**Approximate Floor Area**  
**1,102 sq. ft.**  
**(102.4 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**310 sq. ft.**  
**(28.8 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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