



# 46 Uphall Station Road, Pumpherston

Offers Over £132,500



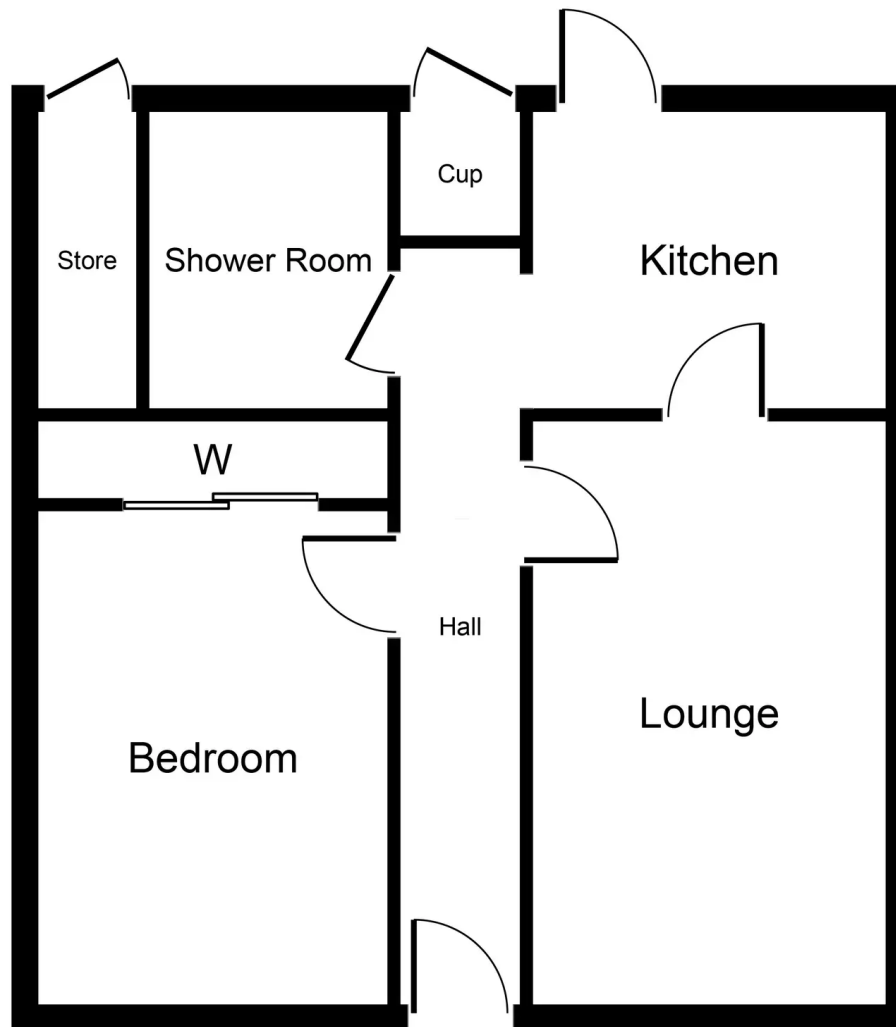
# 46 Uphall Station Road

Pumpherston, Livingston

Exceptionally well proportioned one bedroom end terraced bungalow in sought after location. The property boasts front and rear gardens fully enclosed. The property is in truly walk in condition. Ideally located for the commuter via road or rail. Tenure: Freehold

- One Bedroom End Terraced Bungalow
- In truly walk in condition throughout
- Modern Shower Room with vanity storage areas
- Kitchen offers a generous range of fitted units
- Lovely spacious and bright Lounge
- Double Bedroom offers triple doored wardrobe storage
- Two External Storage cupboards - one housing combi boiler and washing machine
- Lovely well maintained front and rear gardens both fully enclosed
- Attic floored with ramsay ladder
- Excellent commuter links via road and rail within close proximity and within walking distance to bus stop





**Approximate Floor Area**  
**471 sq. ft.**  
**(43.7 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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