



1 Letham Terrace, Pumpherston

Offers Over £155,000



1 Letham Terrace

Welcome to 1 Letham Terrace, a charming and spacious home that has been lovingly maintained by its owner since 1992. This well-presented property is now available as a blank canvas, offering an incredible opportunity for first-time buyers or anyone seeking a home with generous proportions, ample parking, and excellent outdoor space in the heart of Pumpherston, West Lothian.

As you step inside, you are welcomed by a bright and inviting lounge situated at the front of the property. The large bay window allows natural light to flood the space, enhancing the neutral décor and creating a warm, airy atmosphere. The size and layout of the lounge make it an incredibly versatile space, whether you're looking for a cosy retreat to unwind after a long day or a sociable setting to host family and friends. The seamless flow between the lounge and the kitchen enhances the sense of space, making this home ideal for modern living.

The recently upgraded kitchen is a true highlight of the home, finished to a high standard with glossy white cabinetry that reflects the natural light beautifully, paired with oak-effect finishes that add a touch of warmth and character. The thoughtful design incorporates plenty of worktop space and ample storage, while the integrated appliances provide a sleek, streamlined look. Whether you're an avid cook or simply enjoy having a stylish and functional kitchen, this space is sure to impress. A door from the kitchen leads directly out to the south-facing garden, an ideal spot for those who love outdoor dining, morning coffee in the sun, or simply relaxing in a private and peaceful setting. The garden has been designed for easy maintenance, allowing you to enjoy the space without the hassle of excessive upkeep.



One of the most outstanding features of this property is its expansive driveway, offering parking for up to six cars—a rare and valuable asset in residential areas. In addition to the driveway, this home benefits from two garages. The first is positioned at the side of the house, providing convenient storage or workspace, while the second is located in the back garden, offering further potential for storage, a home gym, or even conversion into a hobby room or studio. Heading upstairs, you will find two generously sized bedrooms, both of which can comfortably accommodate a king-size bed. Each bedroom is neutrally decorated, allowing for easy personalisation, and features built-in cupboards, ensuring you have plenty of storage space. The size and proportions of these rooms make them perfect for a variety of buyers, whether you're looking for a luxurious master bedroom, a guest room, or even a stylish home office.

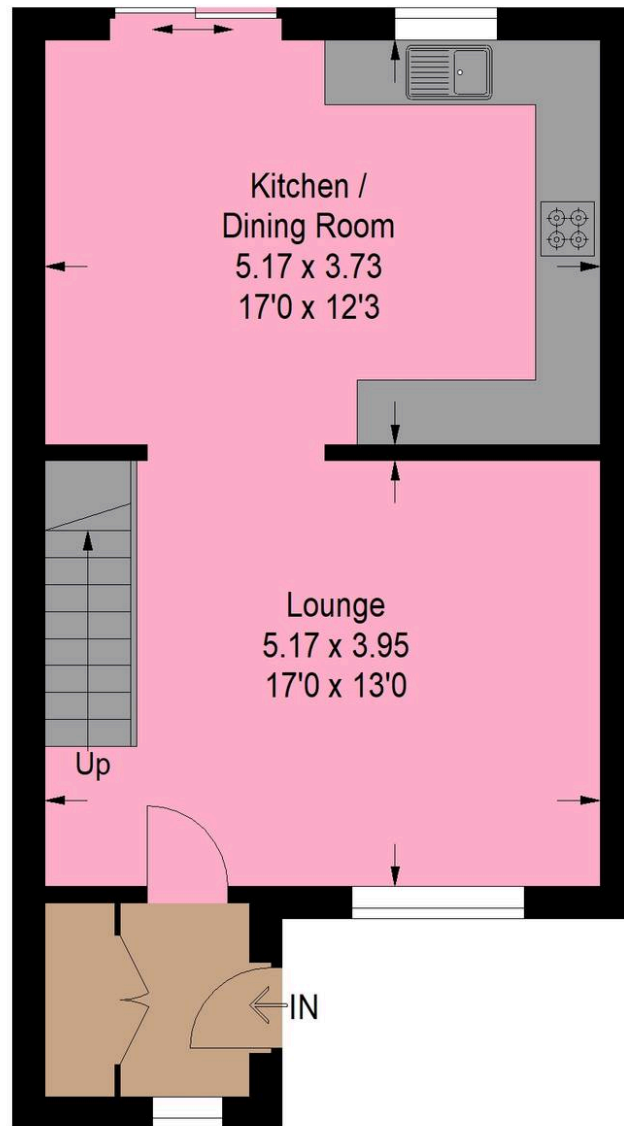
The beautifully finished bathroom is another standout feature of this home. Fully tiled in warm, earthy tones of browns and beiges, the design creates a tranquil and homely atmosphere. A full-sized bath provides the perfect place to relax and unwind, while the overhead rainfall shower offers a luxurious and invigorating start to the day. Thoughtful details such as sleek fittings and contemporary finishes make this space both practical and stylish.

Situated in the popular village of Pumpherston, this home offers the perfect balance of tranquillity and convenience. The area has a strong community feel while being well-connected to nearby towns and cities. Local amenities are just a short distance away, with shops, schools, and leisure facilities all within easy reach. Food lovers will enjoy dining at Bay Leaf Indian Restaurant & Bar, known for its authentic flavours and welcoming atmosphere, or Sabangga Thai Restaurant in nearby Uphall Station, offering a delicious selection of traditional Thai dishes. For those who enjoy the outdoors, Pumpherston Golf Club is just minutes away, providing a fantastic course for golfers of all levels. Excellent transport links make commuting a breeze, with easy access to both Edinburgh and Glasgow via major road networks and reliable public transport options.

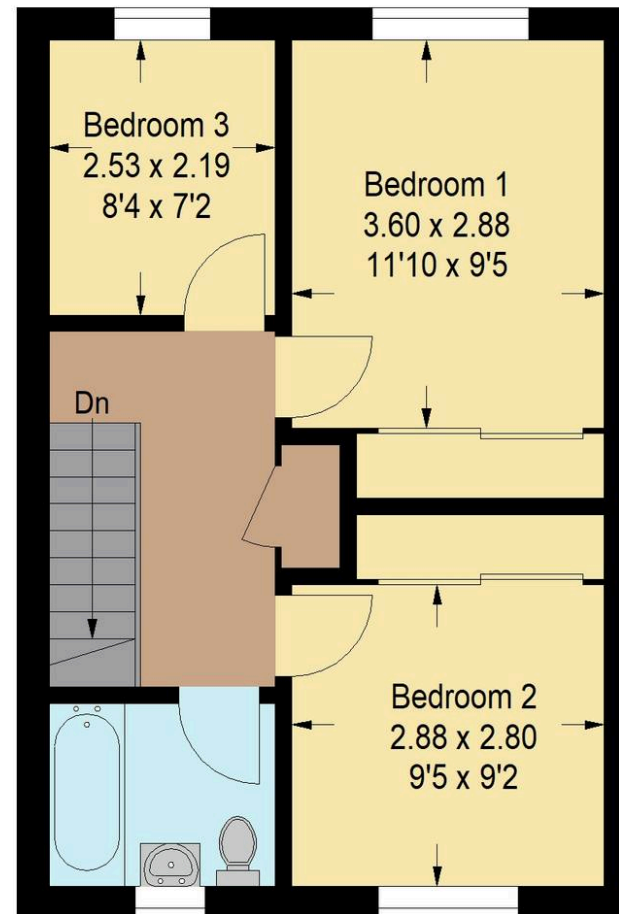




Approximate Gross Internal Area = 85.1 sq m / 916 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1174980 / Ref:90121)



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