



9 Heaney Avenue, Pumpherston

Offers Over £139,000



## 9 Heaney Avenue

Pumpherston, Livingston

Carol Lawton at RE/MAX Estates - Linlithgow is delighted to present spacious property in Pumpherston with two double bedrooms family bathroom, generous Lounge , kitchen/diner a nice rear garden.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



### vestibule

5' 6" x 4' 0" (1.68m x 1.23m)

The welcoming vestibule features a practical and inviting design, ideal for greeting guests and organizing everyday essentials. Upon entry through a white uPVC half-glazed door, you're met with a convenient shoe rack and wall-mounted hangers, perfect for coats and jackets. A central light fitting illuminates the space warmly, complemented by a wall-mounted electric heater that provides comfort during colder months. This functional entryway offers both style and utility, making a great first impression.

### Hallway

The spacious hallway offers a bright and airy welcome, providing access to both the comfortable lounge and the open-plan kitchen/diner, as well as the upper level via a staircase. A central light fitting ensures the space is well-lit, while a neatly positioned radiator adds warmth and comfort. This well-proportioned area serves as a practical hub of the home, seamlessly connecting key living spaces.

### Lounge

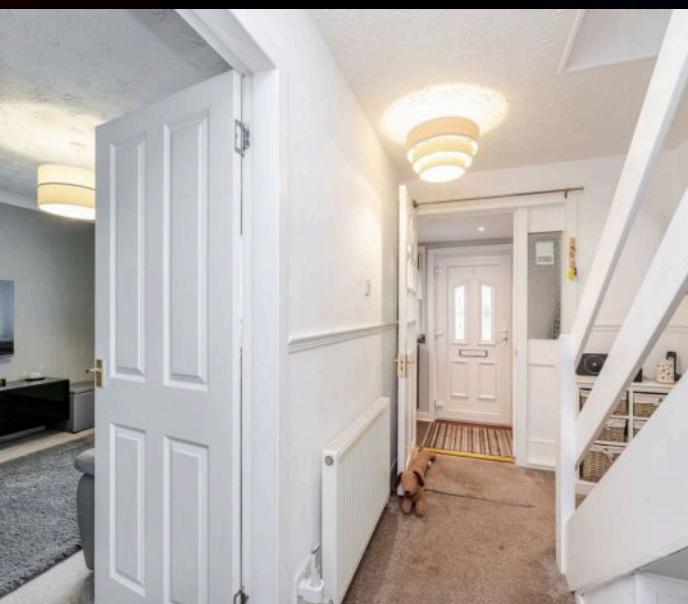
12' 0" x 11' 5" (3.67m x 3.47m)

This large, spacious room is beautifully presented with fresh décor and offers plenty of room for comfortable living. A front-facing window allows natural light to pour in, enhancing the bright and welcoming atmosphere. The carpeted flooring adds warmth underfoot, while a central light fitting provides even illumination throughout. A well-placed radiator ensures year-round comfort, and the generous floor area offers ample space for a variety of free-standing furniture arrangements to suit your lifestyle.

### Kitchen/Diner

18' 0" x 9' 2" (5.48m x 2.79m)

This well-equipped kitchen/diner is both stylish and functional, offering ample space for a dining table and chairs, perfect for everyday meals or entertaining guests. The room is finished with fresh décor and features durable laminate flooring, wet wall splashbacks, and modern spotlights set into the ceiling. Two rear-facing windows provide plenty of natural light and lovely views over the garden.





### Conservatory

10' 2" x 6' 1" (3.10m x 1.86m)

A lovely added touch to this property is the bright and inviting conservatory, offering a versatile space to relax and unwind.

Finished with stylish laminate flooring and complemented by wall lighting, this room can be enjoyed throughout the year, thanks to the addition of a radiator for warmth during the colder months.

Generously sized, it comfortably accommodates seating, and the sofas currently in place are being gifted with the sale—making it an ideal spot to enjoy the garden views in comfort and style.

### Bathroom

This modern bathroom is beautifully finished with fully tiled walls and flooring, creating a sleek and contemporary feel. It features a stylish bath fitted with waterfall mixer taps and an over-bath electric shower, complete with a glass screen for a clean, open look. The suite includes a modern WC and a matching sink, both enhanced by elegant waterfall mixer taps. Spot lighting in the ceiling provides bright, even illumination, while a heated towel rail adds both comfort and practicality.

### Bedroom 1

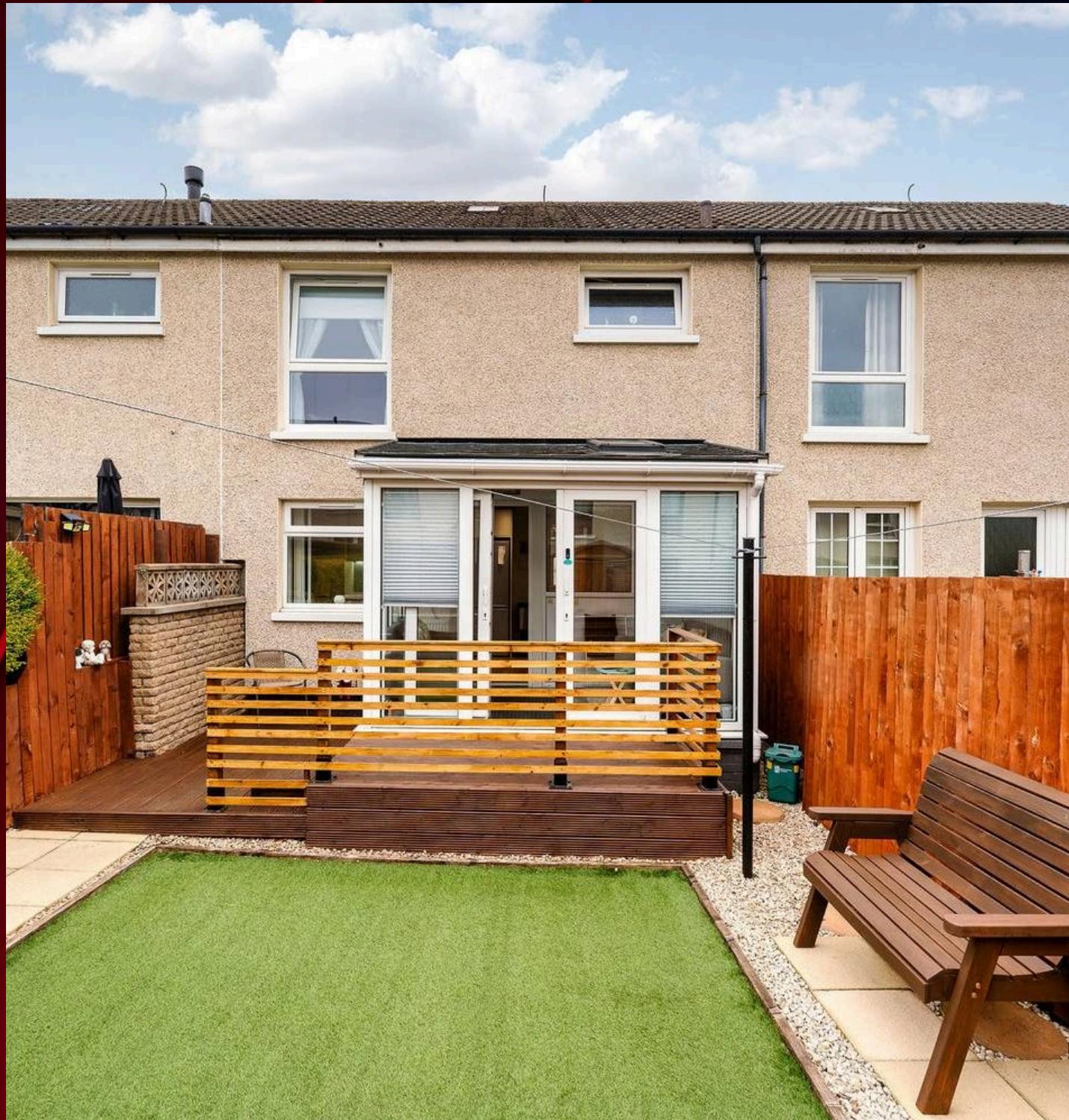
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### Bedroom 2

11' 3" x 9' 10" (3.43m x 2.99m)

This nice, good-sized second bedroom is well-presented with fresh décor and offers a comfortable and practical space. A rear-facing window brings in natural light, complementing the soft carpeted flooring and creating a cosy atmosphere. The room features a central ceiling light and a radiator for added warmth. Storage is plentiful, with two double cupboards and an additional single cupboard, providing ample space to keep belongings neatly organised.





## REAR GARDEN

The rear garden is a very special, neat, and low-maintenance outdoor space, thoughtfully designed with a variety of areas to enjoy. It features a wooden decking area, perfect for outdoor seating or entertaining, along with a section of artificial grass that adds greenery without the upkeep. A paved area provides additional space for relaxing or potting plants, and the garden is beautifully enhanced by a selection of well-kept plants and shrubs. Fully enclosed with secure fencing and a gate, this private garden also includes a shed, which is being included as part of the sale—making it a truly charming and practical outdoor retreat.

## FRONT GARDEN

The front garden is attractively presented, mainly laid with low-maintenance chipping stones and complemented by paved access leading to the front door. Fully enclosed for privacy and security, the space is bordered by fencing and features a secure gate, creating a neat and welcoming entrance to the property.

## ON STREET

The parking spaces for everyone to use are located at the end of the row near the property.





9 Heaney Avenue, Pumpherston, EH53 0LJ

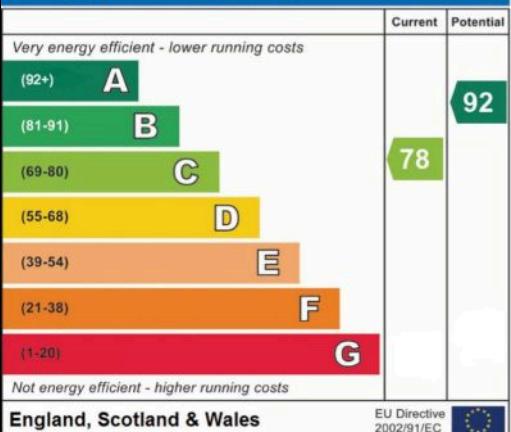


Approx. Gross Internal Floor Area 894 sq. ft / 83.00 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.

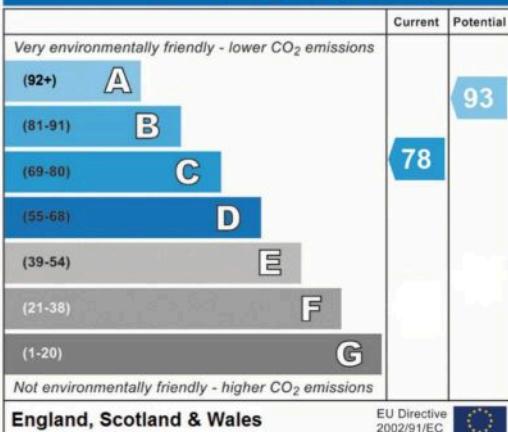
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating





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