



38 Drumshoreland Road, Pumpherston

Offers Over £185,000





This beautifully presented two double bedroom terraced cottage bungalow offers an exceptional opportunity for those seeking a premium home in move-in condition. The property is thoughtfully arranged to maximise both comfort and style, beginning with a generously proportioned lounge that features a charming log burner (perfect for cosy evenings and an inviting atmosphere). The spacious kitchen/dining area is fitted with contemporary cabinetry, providing ample storage and workspace, while its open-plan layout creates a sociable environment ideal for both every-day living and entertaining guests. A Sun Room, bathed in south-easterly light, extends seamlessly from the kitchen, providing an additional versatile living space that is flooded with natural light throughout the day. The pristine shower room featuring a double shower enclosure for a touch of luxury and convenience also benefits from vanity storage. Both bedrooms are true doubles, offering excellent proportions and flexibility to suit a variety of needs, whether as restful retreats or adaptable spaces for home working. The property also benefits from two large garden sheds, offering versatile options for storage, hobbies or workshop use (perfect for those seeking additional utility space without compromise). Thoughtful attention to detail is evident throughout, with neutral décor and quality finishes ensuring a sense of calm and sophistication in every room. The location is ideally suited to commuters, with excellent motorway links to both Edinburgh and Glasgow within easy reach, making this an outstanding choice for those seeking a peaceful



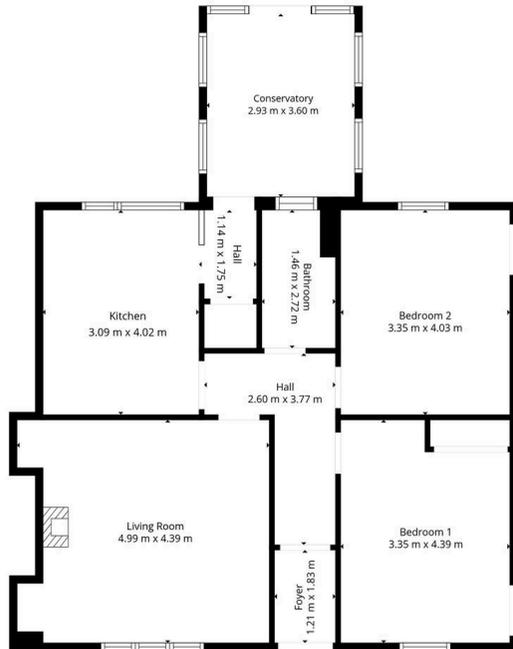
## 38 Drumshoreland Road

Pumpherston, Livingston

- Two Double Bedroom Terraced Cottage presented in move in condition
- Spacious Kitchen/Diner with modern cabinetry
- Generously proportioned Lounge with Log Burner
- Sun Room offering South-easterly light and connecting to the garden
- Pristine Shower Room offering double shower enclosure
- Two Large Garden Sheds offering versatility of use
- Ideally located for the commuter with motorway links to Edinburgh & Glasgow close-by
- South-easterly rear garden offers a high degree of privacy

Fabulous Two Double Bedroom Terraced Cottage brought to the market in move in condition. Well appointed and spacious Lounge with Log Burner adding a focal feature. Stylish Sun Room offering immediate access to the garden. Stylish Kitchen/Diner ideal for entertaining. Shower room with double shower enclosure. Externally the property benefits from south-easterly facing rear garden which offers a high degree of privacy. Two large sheds offer versatility of use.





**TOTAL: 91 m<sup>2</sup>**  
GROUND FLOOR: 91 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 7 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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