



Pumpherston | Harrysmuir Gardens | Offers Over £180,000

Packed with high-end upgrades and flawless style, this stunning semi-detached home is the ultimate move-in-ready gem-offering modern living, generous space, and a tranquil garden retreat in a sought-after location.



This beautifully presented semi-detached house offers stylish, move-in-ready accommodation with a wealth of high-quality upgrades, creating a home that blends comfort, practicality and style in equal measure. From the moment you arrive, it's clear this home has been meticulously cared for and thoughtfully modernised. The property is situated in a sought-after residential area and boasts an upgraded fitted kitchen, upgraded radiators, internal doors, quality flooring, and a modern front door. With tasteful, neutral decor throughout, the home feels bright, welcoming, and effortlessly contemporary. The property further benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency all year round.

Upon entering through the stylish new front door, you are greeted by a fresh and spacious hallway offering access to the convenient ground-floor cloakroom and the lounge. A carpeted staircase leads to the upper floor. The cloakroom features a white WC and wash hand basin with a window to the front, perfect for guests or everyday use.

The lounge is a beautifully styled space, flooded with natural light and finished in calm, neutral tones. Herringbone effect vinyl flooring adds a touch of modern character, and a door leads directly through to the kitchen at the rear of the home.



The kitchen is a true showstopper - a stunning, magazine-worthy space featuring a mix of navy and white base and wall units, sleek marble-effect worktops and splashbacks, and a panelled ceiling that adds further charm. The kitchen is fully fitted with high-spec integrated appliances including an induction hob, double oven, washing machine, fridge, and separate freezer. A store cupboard discreetly houses the boiler, while a stylish vertical column radiator completes the room. Double doors open out onto the rear garden, seamlessly connecting indoor and outdoor living. The beautiful herringbone flooring continues from the lounge.

Upstairs, the bright landing benefits from a window to the side, allowing light to stream in. There is a hatch to the loft space and a useful store cupboard offering additional storage. The property offers two well-proportioned bedrooms, both with built-in wardrobes. The main bedroom is a generous double, currently accommodating a king-size bed, and is finished with spotlights for a contemporary feel. The second bedroom overlooks the rear garden and offers excellent space bedroom furniture.

The family bathroom is beautifully finished with a modern white three-piece suite and shower over the bath. Wet wall panelling, wood-effect vinyl flooring, and spotlights add a clean, stylish finish to this well-appointed space.



Externally, the home continues to impress. A driveway to the side offers off-street parking for two cars, and the front garden is neatly laid to lawn. To the rear, the private garden enjoys a peaceful woodland backdrop offering both privacy and a sense of tranquillity. The garden is mainly laid to lawn with a paved patio - ideal for relaxing or entertaining outdoors.

Extras: Floor coverings, integrated appliances, blinds and light fittings. The beige garden shed is available by a separate negotiation.



Location: Pumpherston is a charming village known for its blend of historic roots, friendly community, and convenient amenities. Ideally situated between Livingston and Uphall, Pumpherston offers residents the best of both worlds. A peaceful village atmosphere with quick access to larger towns and cities.

One of the village's most attractive features is its accessibility. Pumpherston sits just a short drive from the M8 motorway, providing straightforward connections to both Edinburgh and Glasgow, making it a prime location for commuters. Regular bus services and nearby train stations, such as Uphall Station and Livingston North, make it easy for residents to enjoy seamless travel to work or leisure destinations.

For families, Pumpherston offers a variety of well-regarded schools, both primary and secondary, along with several nurseries. Outdoor enthusiasts appreciate the village's green spaces, including Pumpherston Golf Club, which features a scenic 18-hole course, and several nearby parks that are perfect for leisurely walks or weekend activities. The area is surrounded by beautiful countryside, ideal for those who enjoy cycling, hiking, or simply unwinding in nature.

The village has a selection of essential amenities, including shops, cafes, and local services. For a wider variety of retail and entertainment options, Livingston's popular shopping centers, such as The Centre and Livingston Designer Outlet, are just minutes away, offering everything from high-street brands to cinema and dining.

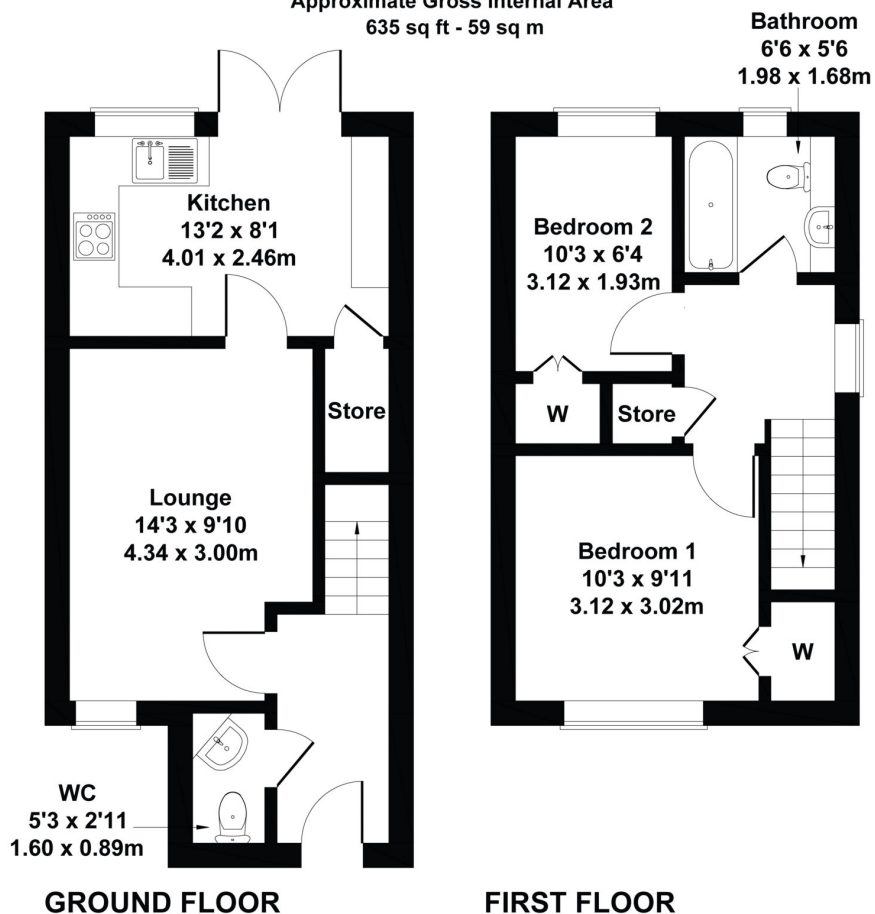
Pumpherston's rich history is also a point of pride. Originally developed as a mining village in the late 19th century, it has retained much of its original character while embracing modern developments. Community events and initiatives keep the village close-knit, with a warm, welcoming atmosphere for newcomers and long-time residents alike.

Overall, Pumpherston offers a relaxed pace of life within a vibrant community, making it an ideal choice for those seeking a peaceful setting without compromising on accessibility to amenities and transport links. Whether you're a young professional, a family, or looking to enjoy a quieter life, Pumpherston provides a wonderful setting to call home.



44 Harrysmuir Gardens, Pumpherston

Approximate Gross Internal Area
635 sq ft - 59 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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