



Pumpherstons Road, Uphall Station, Livingston, West Lothian, EH54 5PJ



****Seldom Available****

5/6 Bedroom Semi Detached Property Uphall Station

One for your viewing list!

Janice Bennie and RE/MAX Property are delighted to offer to the market this fantastic semi-detached property in an ideal residential location. Comprising of entrance hallway, workspace/bedroom, cake kitchen/bedroom, dining room, kitchen/breakfast area, lounge, sunroom, upstairs hallway, master bedroom with en suite, three further double bedrooms, family bathroom. Further benefits include extensive rear garden, huge driveway which can accommodate a large number of vehicles, single garage and GCH & DG.

Uphall Station is a vibrant community which is ever expanding and is close to the local facilities. There are currently a range of local shops, services, schools and nurseries. Locally it also boasts a golf course, driving range, a riding school and miles of country walks and cycle paths. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains, from Uphall Station railway station, which can be easily accessed via the pathway from the development, and buses running to these cities and surrounding towns. The local primary school was purpose built just 11 years ago. Livingston is close-by and offers a superb selection of amenities, with supermarkets, a cinema, bars, restaurants, sports and leisure facilities, banks, building societies and professional services. The town also has a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Tenure: Freehold Council Tax Band: D Factor Fees: N/A

The home report can be downloaded from our website.





Entrance Hallway - 13' 8" x 7' 11" (4.17m x 2.41m)

Work Area/Bedroom - 15' 1" x 10' 1" (4.6m x 3.08m)

Cake Kitchen/Bedroom - 9' 7" x 7' 3" (2.92m x 2.2m)

Hallway - 13' 3" x 7' 2" (4.03m x 2.18m)

Dining Room - 13' 3" x 10' 4" (4.03m x 3.16m)

Kitchen/Breakfast Area - 17' 6" x 16' 2" (5.34m x 4.93m)

Utility Room - 5' 9" x 6' 2" (1.76m x 1.88m)

W.C. - 5' 9" x 3' 4" (1.76m x 1.02m)

Lounge - 16' 10" x 15' 3" (5.13m x 4.64m)

Sunroom - 12' 10" x 10' 10" (3.91m x 3.3m)

Upstairs Hallway - 36' 4" x 6' 3" (11.08m x 1.91m)

Master Bedroom - 17' 0" x 11' 6" (5.18m x 3.51m)

En Suite - 7' 11" x 4' 6" (2.42m x 1.37m)

Bedroom 2 - 13' 8" x 9' 8" (4.16m x 2.94m)

Bedroom 3 - 11' 11" x 10' 5" (3.63m x 3.18m)

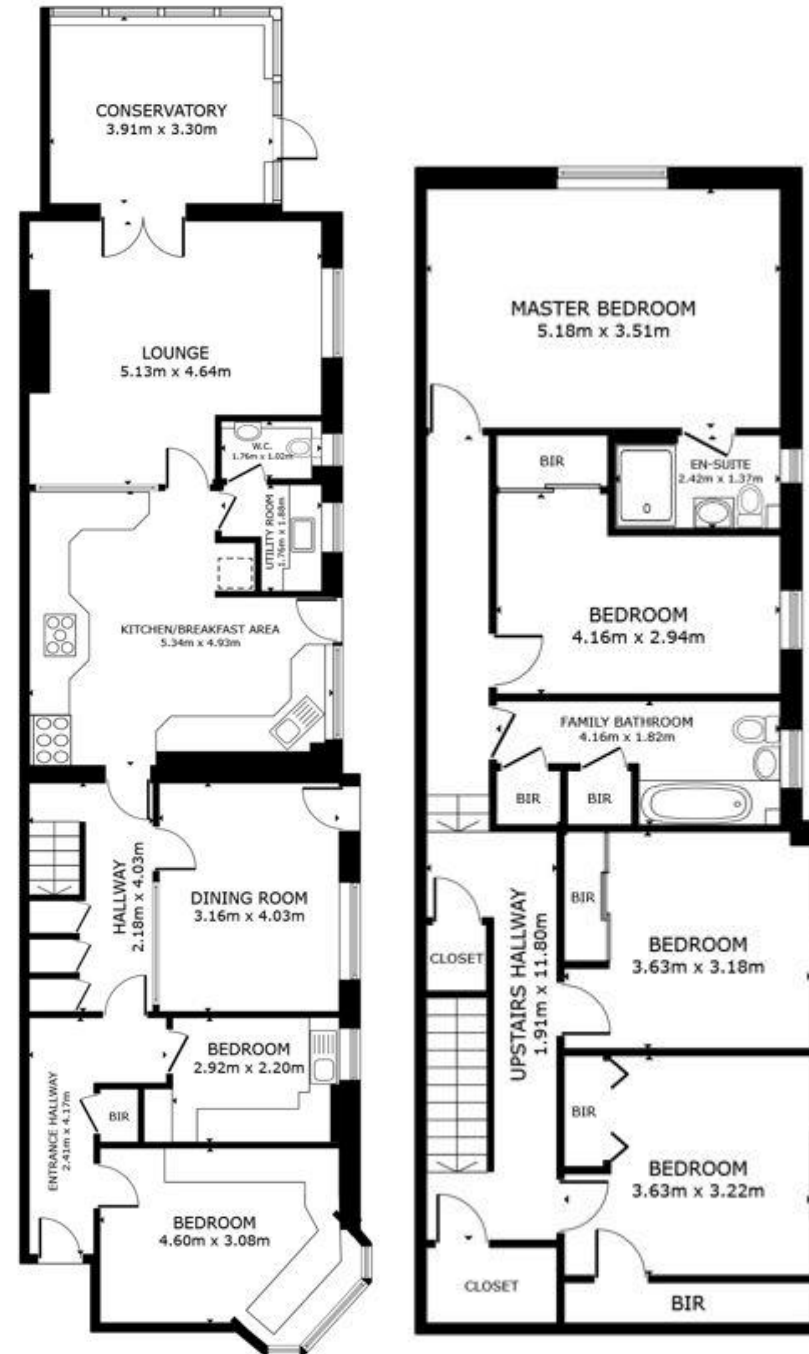
Bedroom 4 - 11' 11" x 10' 7" (3.63m x 3.22m)

Family Bathroom - 13' 8" x 6' 0" (4.16m x 1.82m)

Extensive Gardens

Large Driveway

Large Single Garage



Introducing a Timeless Gem: A Grand Semi-Detached Period Property

Step into the charm of history and modern comfort with this exquisite semi-detached period property, an architectural masterpiece originally built in 1910. Meticulously preserved, this residence seamlessly combines the allure of its original elements with two thoughtfully designed extensions that have been added over time, creating a harmonious blend of past and present.

Historic Elegance, Modern Luxury

Upon entering, you are greeted by the grandeur of a traditional bedroom, thoughtfully repurposed as a spacious workspace. This room pays homage to the property's heritage, allowing you to immerse yourself in an atmosphere that inspires creativity and productivity. Adjacent is another bedroom, transformed into a delightful cake kitchen, catering to your culinary aspirations.

Continuing your journey, the ground floor unfolds to reveal a sequence of living spaces that redefine comfort and functionality. A vast dining room invites gatherings of all sizes, while the expansive kitchen and breakfasting area delight with copious workspace, perfect for culinary creations. Convenience meets innovation with an attached utility area and a well-placed W.C., ensuring that modern needs are seamlessly integrated.

Luxury at Every Turn

Venture deeper into the property, and you'll discover a luxurious lounge exuding coziness and sophistication. A haven for relaxation, this space offers the perfect setting to unwind or entertain, striking the ideal balance between comfort and elegance. For those who yearn for sunlight and serenity, the sunroom beckons. Overlooking the extensive west-facing garden, this room bathes in natural light, creating an inviting oasis where you can revel in the changing seasons and the beauty of your surroundings.

A Home that Tells a Story

As you explore this remarkable property, you'll appreciate how each extension complements the next, offering a seamless flow between the past and the present. The original elements evoke nostalgia and character, while the extensions provide the contemporary amenities essential for modern living.

Elevated Luxury on the Upper Level

As you ascend to the next level of this captivating residence, a world of elevated luxury awaits. Navigating this level is a delight thanks to the well-designed corridor that leads to the bedrooms. Abundant storage options ensure that everything has its place. The upper floor boasts four generously sized bedrooms, each with its own unique charm and style. This level has been meticulously designed to offer not only comfort but also privacy, ensuring that every member of the household finds their own personal haven.

Masterful Retreat

At the heart of this level stands the master bedroom, a sanctuary of serenity that encompasses a true sense of luxury. This retreat is an embodiment of comfort and sophistication, offering ample space to unwind and rejuvenate. The attached ensuite bathroom elevates your daily routine and is adorned with modern fixtures and elegant design. The master bedroom's strategic positioning at the rear of the property provides an unobstructed view of the extensive rear garden.

Family Harmony

Completing the upper level is a generously sized family bathroom, meticulously crafted to cater to the needs of the entire household. With modern amenities and thoughtful design, this space transforms daily routines into moments of relaxation.

The Perfect Balance of Beauty and Practicality

Beyond the elegance of the interior and the allure of the garden, the inclusion of a single garage and a spacious driveway enhances the property's versatility. Whether you envision a workshop, extra storage, or simply a dedicated space for your vehicles, this added feature grants you the freedom to personalize your property according to your desires. With the combination of the single garage, electric door, and generous driveway, this property perfectly marries aesthetic appeal with practicality. You can be assured that your vehicles are sheltered in a secure space while enjoying the ease of access that modern technology affords.

Ample Parking, Endless Possibilities

A property of this calibre wouldn't be complete without a driveway that accommodates your modern needs. The expansive driveway welcomes you with open arms, providing ample space for several vehicles to comfortably park. Whether you have guests arriving or a growing family with multiple cars, this driveway offers unparalleled convenience, eliminating the hassle of parking constraints.

Expanding Horizons: Your Garden Retreat

As you explore the expansive grounds of this extraordinary property, you'll discover yet another hidden gem – a 5-square-meter log cabin nestled within the lush garden. This enchanting cabin provides a unique opportunity to expand your living space beyond the main residence, offering endless potential for creativity and leisure. Equipped with electricity, the cabin transforms into a versatile space that can be tailored to your preferences – a serene home office, an inspiring artist's studio, a cozy reading nook, or even a fitness sanctuary. Imagine the possibilities of having this additional retreat where you can escape, unwind, and fully immerse yourself in your passions, all while surrounded by the beauty of nature. With this charming log cabin at your disposal, your property becomes not just a home, but a haven of boundless imagination and relaxation.

This semi-detached period property isn't just a house; it's a captivating journey through time, where history and innovation come together in perfect harmony. Whether you seek a workspace that ignites inspiration, a culinary haven, or a luxurious retreat, this property offers it all. Experience the elegance, embrace the comfort, and become part of the narrative that this timeless residence continues to weave.

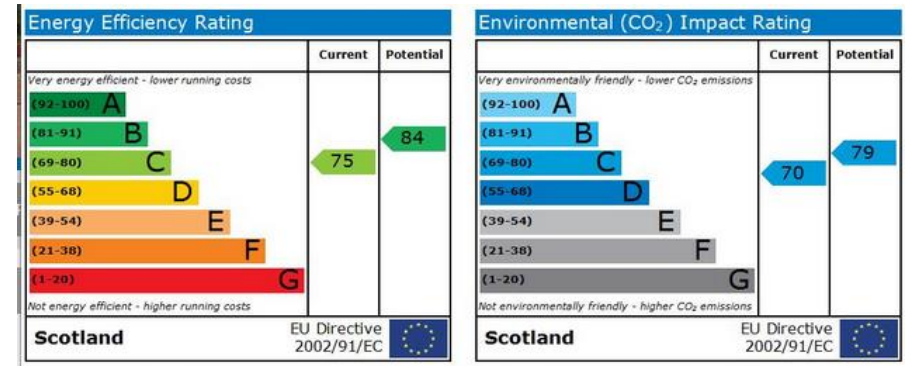






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