



1 Letham Avenue, Pumpherston, West Lothian, EH53 0ND





*Fantastic two-bedroom end-terrace home with a new Kitchen and windows and can be very appealing to potential buyers. The addition of a monoblock driveway and easy-to-maintain gardens adds convenience and charm to this property.*

This property would make an ideal home for a family, first time buyer or investor. Situated in an ideal locale, with all amenities close-by, this end terraced in Letham Avenue, Pumpherston, EH53 0ND is ideally placed for a family and the commuter. Lauren Beresford and RE/MAX Property are pleased to bring this wonderful house to the market. Comprising of: Entrance Hallway, Lounge, Kitchen, Two Double Bedrooms and Shower Room. The property also benefits from gas central heating, new double glazing, monoblock driveway and on-street parking.

Pumpherston is a vibrant community which is ever expanding. There are currently a range of local shops, services, schools and nurseries. 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 and buses running to these cities and surrounding towns. The local primary school was purpose built just 11 years ago. Originally a small village, Pumpherston now adjoins the new town of Livingston. Livingston offers a superb selection of amenities, with supermarkets, a cinema, bars, restaurants, sports and leisure facilities, bands, 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.

No factor fees  
Freehold Lease  
Council Tax Band B





**Hallway - 7' 3" x 6' 6" (2.21m x 1.99m)**

Enter into the Hall, giving access to the Lounge, Kitchen and staircase to the upper level. The Hallway has one central light fitting, painted walls, one front facing window, an under-stair cupboard and laminate flooring.

**Lounge - 18' 10" x 10' 10" (5.73m x 3.29m)**

Spacious Lounge with a feature fireplace equipped with an electric fire. This room offers great versatility, allowing you to use it as both a lounge area and potentially incorporate a dining space as well. Around the room there are two central light fittings, wallpapered walls, front and back facing windows, two radiators and carpet flooring.

**Kitchen - 11' 3" x 6' 7" (3.43m x 2.00m)**

Newly fitted Kitchen comprising of: Fitted wall and base units, laminate worktop, space for white goods, extractor fan, integrated hobs and oven, and stainless-steel sink with mixer tap. There is spotlighting central light fitting, painted walls, a rear facing window, door leading onto the rear Garden and laminate flooring.

**Upper Hall - 9' 10" x 6' 6" (2.99m x 1.98m)**

Hall giving access to Bedroom 1, Bedroom 2, Shower Room and attic. There is one central light fitting, wallpapered walls and carpet flooring.

**Bedroom 1 - 14' 10" x 9' 3" (4.52m x 2.81m)**

A good-sized front-facing double Bedroom with a built-in cupboard space and additional space around the room for storage. There is one central light fitting, wallpapered walls, carpet flooring and one radiator.

**Bedroom 2 - 11' 7" x 9' 5" (3.54m x 2.86m)**

Double Bedroom located at the rear of the property with one central light fitting, wallpapered walls, a built-in cupboard space, carpet flooring and one radiator.

**Shower Room - 6' 2" x 5' 6" (1.89m x 1.68m)**

Wet Room comprising of: WC, sink with hot and cold taps, and washing area with an overhead electric shower. There is one central light fitting, a rear facing opaque window, tiled walls, one radiator and vinyl flooring.

**Front**

Easy-to-maintain front garden with flower beds, mature shrubbery, and gravelled areas, alongside a grassed area, monoblock driveway, and path. There is also on street parking available as well.

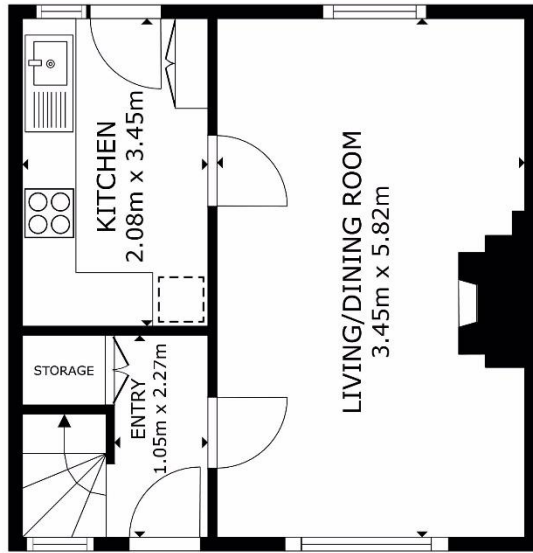
**Rear Garden**

A lovely private South-East facing rear garden, which is an enjoyable outdoor space and is perfect for entertaining. There is a monoblock patio, gravelled area, wooden shed and a fence surround with a gate where you can access the front of the property.



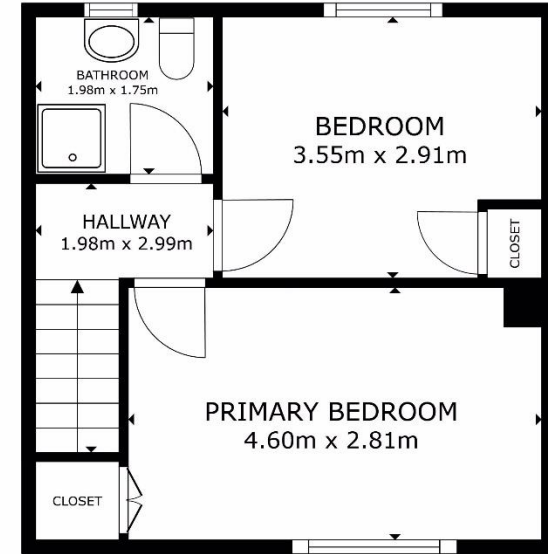






GROUND FLOOR

GROSS INTERNAL AREA  
GROUND FLOOR 32.8 m<sup>2</sup> FLOOR 1 32.8 m<sup>2</sup>  
TOTAL : 65.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1

GROSS INTERNAL AREA  
GROUND FLOOR 32.8 m<sup>2</sup> FLOOR 1 32.8 m<sup>2</sup>  
TOTAL : 65.5 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.



# RE/MAX PROPERTY

*“Nobody in the world sells more property than RE/MAX”*



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
	70	
<i>Not energy efficient - higher running costs</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
	69	
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>Scotland</b>	EU Directive 2002/91/EC	

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