



107 Harrysmuir Gardens, Pumpherston

Offers Over £250,000



## 107 Harrismuir Gardens

### Pumpherstoun

Step inside this beautifully presented three bedroom detached home in the highly sought after Harrismuir Gardens, where elegant interiors, generous proportions and a serene woodland backdrop combine to create a truly exceptional family home.

On entering, you are welcomed into a bright and impeccably maintained hallway, finished with high quality flooring that flows seamlessly throughout the ground floor, immediately setting a refined and inviting tone. The layout is both practical and stylish, with a well appointed ground floor WC conveniently positioned off the hallway.

The spacious lounge is situated to the front of the property and offers a sophisticated yet comfortable setting. A large window floods the room with natural light, while the tasteful décor and contemporary finishes create a calm and luxurious atmosphere perfect for both relaxing and entertaining.

To the rear, the kitchen is beautifully designed with a range of fitted units, complemented by contrasting worktops and ample space for appliances. The layout opens effortlessly into a dedicated dining area, forming a bright and sociable heart of the home. Patio doors provide direct access to the rear garden, enhancing the sense of space and allowing for seamless indoor outdoor living.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is a generous and elegant retreat, complete with fitted wardrobes and a sleek en-suite shower room. The second bedroom is also a spacious double, benefitting from fitted wardrobes, while the third bedroom offers excellent versatility as a single bedroom, nursery or home office, further enhanced by a useful built in storage cupboard.



Each room is thoughtfully presented and enjoys a pleasant outlook, with rear-facing rooms offering peaceful views over the surrounding greenery.

The accommodation is completed by a contemporary family bathroom, featuring a bath with overhead shower and finished in a clean, modern style.

Externally, the home boasts a generous, fully enclosed rear garden, primarily laid to lawn with a patio area ideal for outdoor seating and entertaining. Backing onto a tranquil woodland setting, the garden offers a high degree of privacy and a picturesque outlook, creating a peaceful escape from day to day life. To the front, the property benefits from a private driveway complete with an electric vehicle charging point, adding a modern and practical touch for today's lifestyle.

Nestled in scenic West Lothian, Pumpherston seamlessly blends historic charm with modern comforts. Enjoying excellent transport links, including proximity to Uphall train station, this vibrant town offers a peaceful yet connected lifestyle. With a strong sense of community, local amenities and nearby attractions like Almondell and Calderwood Country Park, Pumpherston is the perfect place to call home for those seeking a balanced and fulfilling way of life.

This is a superb opportunity to acquire a well maintained and stylish family home in a popular residential location, offering both comfort and practicality with beautiful surroundings.

Home Report Value- £260,000

EPC - C

Council Tax Band - E

Square Ft- 980/ 91m2

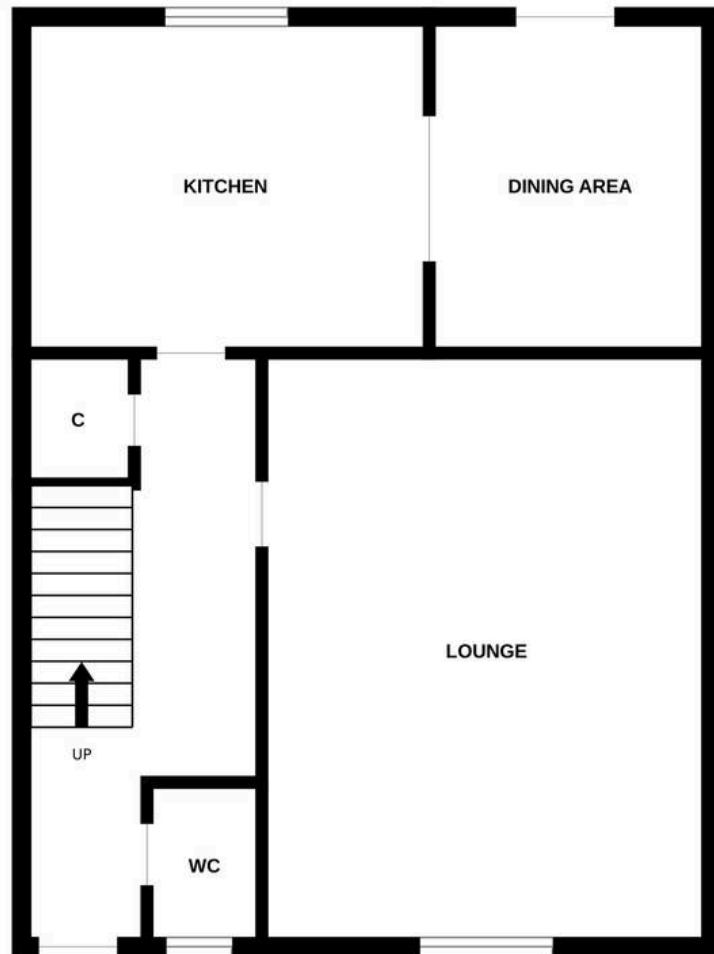
Factor Fee's - £18 per month

Sales Inclusions - Light Fittings and Blinds

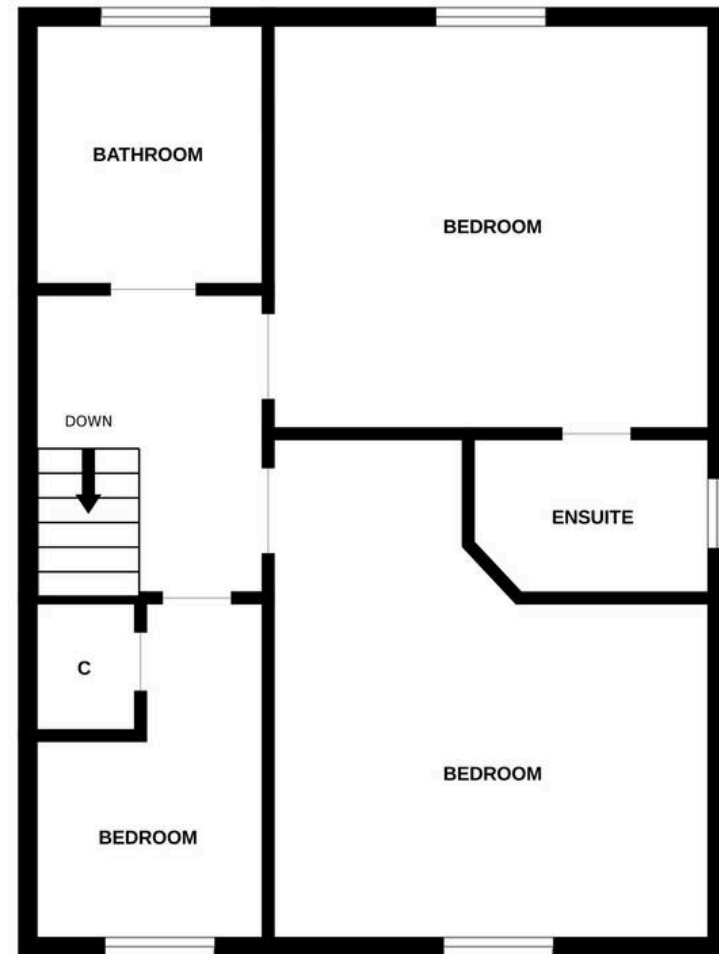




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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