



72 Harrysmuir Gardens
PUMPHERSTON | LIVINGSTON | EH53 0PL

 **warners**
solicitors & estate agents



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Beautifully presented four-bedroom, detached family home on corner plot offering well-planned and flexible accommodation over two levels, situated in the popular commuter town of Livingston in West Lothian.

On the ground floor, the living room to the front of the property is well-sized and flooded with an abundance of natural light. The open plan kitchen/dining room is similarly spacious, with the kitchen area being modern and well-appointed. Just off this lies a utility room and WC, while French doors open out from the dining area to the well-sized, south-facing, private rear garden which is ideal for enjoying the best of the summer weather.

Moving upstairs, the principal bedroom is of an excellent size and boasts a stylish ensuite as well as plenty of built-in wardrobe storage. The three further bedrooms on this level are also well-sized, with each of them having the potential to be employed as an ideal home office, study or gym giving the property a large degree of flexibility. A modern family bathroom completes the internal accommodation, with views from the rear to protected woodland.

Offering immense appeal to anyone looking for a family home within commuting distance of both Edinburgh and Glasgow, early viewing is essential to appreciate everything that this stunning home has to offer.

- Four-bedroom family home
- Living room
- Open plan kitchen/dining room
- Principal bedroom with ensuite
- Three further bedrooms
- Family bathroom
- Utility room
- WC
- Gas central heating
- Double glazing
- Integral garage
- Driveway with space for four cars
- Front & rear garden

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All blinds, fixed light fittings and integrated dishwasher and master cooker and hood will be included in the sale. EPC Rating : C

Livingston is located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, and is bordered by the towns of Broxburn to the northeast and Bathgate to the northwest. For shoppers, the Almondvale Centre and Livingston Designer Outlets (formerly McArthur Glen) are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. Schooling at all levels is provided. Livingston sits within the central belt of Scotland and is an ideal base for commuters, having good road and rail links to Edinburgh, the Airport and Glasgow, whilst regular bus routes run nearby providing local services.



