

150 South Village

PUMPHERSTON, LIVINGSTON, WEST LOTHIAN, EH53 0LR



*DECEPTIVELY SPACIOUS COTTAGE
OFFERING STYLISH SINGLE-LEVEL LIVING*



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McEwan Fraser Legal is delighted to present 150 South Village to the market. Set along a charming row of traditional cottages, this beautifully presented home offers stylish interiors, generous room proportions and a surprisingly spacious garden to the rear, combining character with modern comfort.

The property opens into a welcoming entrance hallway, which immediately sets the tone for the home, with warm timber finishes and a bright, inviting feel that continues throughout. From here, the accommodation flows naturally into the main living space.

The living and dining room is a particularly generous area and forms the social heart of the home. A large window allows natural light to fill the room while a striking fireplace with a multi-fuel stove creates a cosy focal point, perfect for relaxed evenings. The proportions comfortably accommodate both lounge seating and a dining area, making it an ideal space for everyday living as well as entertaining guests.







The Kitchen

Moving through the home, the kitchen has been thoughtfully designed to combine practicality with style. Contemporary cabinetry is complemented by warm work surfaces and vibrant tiling, creating a distinctive yet welcoming space. A large range cooker provides a focal point for those who enjoy cooking, while open shelving and clever storage ensure everything is easily to hand. There is also space for informal seating, creating a relaxed spot for morning coffee or casual dining. Doors open directly to the garden, allowing the kitchen to extend naturally into the outdoor space during warmer months.





The property offers two well-proportioned bedrooms. The principal bedroom is a generous double room with excellent floor space for freestanding furniture and a calm, comfortable atmosphere. The second bedroom is also a good-sized double and is currently presented with bold décor which highlights the character of the space, while still offering flexibility for a variety of uses, including guest accommodation or a home office.





Bedroom 2

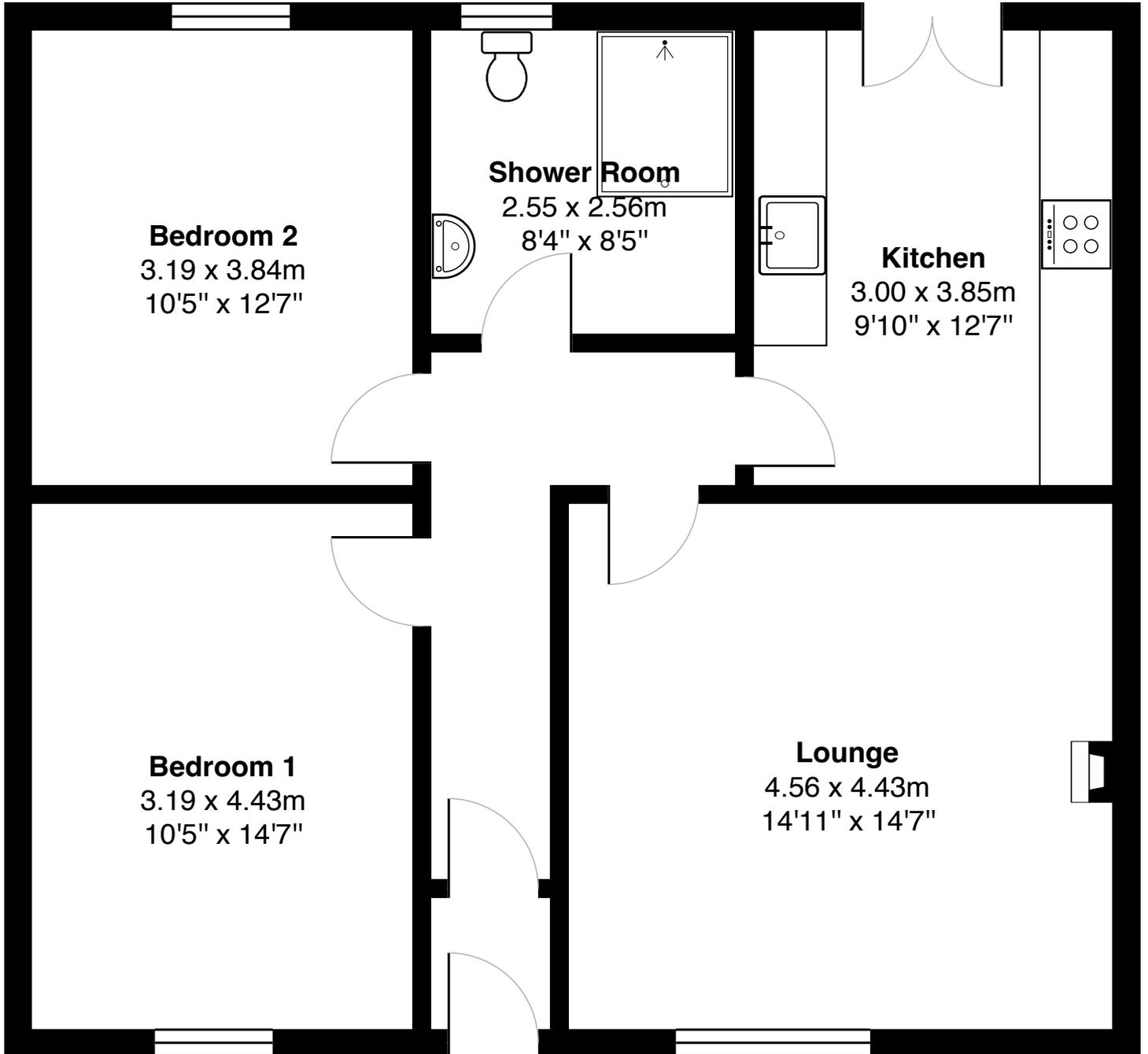




The bathroom has been finished in a modern style and features a large walk-in shower with contemporary tiling, alongside a wash hand basin and WC.

The property also benefits from the ease and practicality of single-level living, making it an appealing option for a wide range of buyers. For those looking to future-proof or expand the home over time, there is clear potential to develop further within the roof space, subject to the relevant permissions. This offers an exciting opportunity to create additional accommodation, such as further bedrooms or a study, allowing the property to evolve alongside changing needs.

The Property



Gross internal floor area (m²): 77m²

EPC Rating: D



Externally, the home continues to impress. The rear garden provides a generous outdoor area with a combination of patio and lawn, creating a fantastic setting for relaxing or entertaining. The patio area offers an ideal space for outdoor dining, while the lawn provides further room for gardening, play, or simply enjoying the open air. The garden is enclosed and gives it a charming and peaceful feel.

Overall, this is a beautifully presented home which blends traditional cottage character with stylish modern finishes, offering comfortable accommodation, a sociable layout and an impressive outdoor space.



RIVER ALMOND

Pumpherstons is a popular village on the outskirts of Livingston, offering a pleasant residential setting while remaining extremely convenient for everyday amenities and commuting. The property is within easy reach of the wide range of facilities available in nearby Livingston, including The Centre and Livingston Designer Outlet, which provide an excellent selection of shops, restaurants, cafés and leisure facilities.

For day to day needs, there are local shops and services within the surrounding area, while schooling is available locally at both primary and secondary level. The location is also well placed for those who enjoy the outdoors, with a number of pleasant walking routes and green spaces nearby, including Almondell and Calderwood Country Park which offers extensive woodland walks and scenic riverside trails.

Commuters are particularly well served, with excellent transport links close by. Livingston North and Uphall railway stations provide regular services to both Edinburgh and Glasgow, while the nearby M8 motorway allows straightforward road access across the Central Belt. As such, the location offers an ideal balance between village living and easy connectivity to the surrounding towns and cities.

The Location

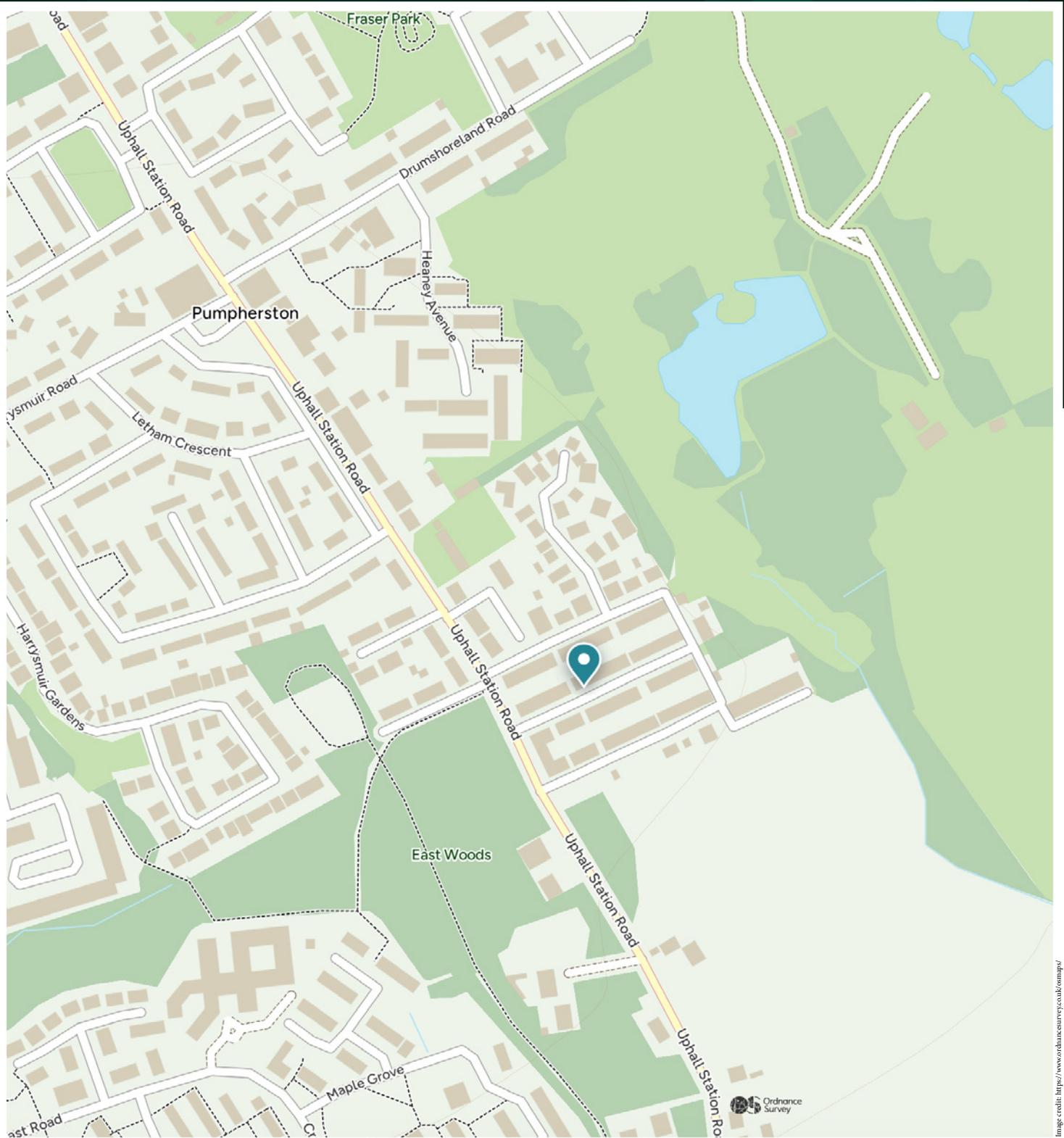


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