



## 21 Harrysmuir Gardens

Pumpherston, Livingston, EH53 0PJ

*We sell homes, not just houses*





Introducing a beautiful three-bedroom semi-detached house which forms part of a popular modern development in the village of Pumpherstons. The home is finished to high standards throughout, incorporating elegant interior design and premium finishings, which includes a new kitchen and internal doors fitted in May 2024, and external doors in 2023. Adding to its strong appeal, this property also has private parking for two cars and a large, family-friendly garden.

Stepping inside, you are greeted by a hall with a convenient WC. Neutral décor and a wood-style floor (installed in May 2024) add to the warm welcome, continuing into the living room and throughout the ground level. Complemented by the understated aesthetic, the living space is a bright and airy reception room that is well suited to relaxing and socialising. It has a southwest-facing aspect too, ensuring a flood of natural light throughout the day. Next door, the dining kitchen spans the entire width of the property to provide a comfortable dining area and a generous range of modern cabinets. It also benefits from ample work surface space, a return that doubles as a breakfast bar, additional built-in storage, and integrated appliances (oven, gas hob, extractor hood, and fridge/freezer). French doors extend the room out into the rear garden as well, for summer entertaining.

---

## Features

- Semi-detached house with attractive interiors
- Part of a popular modern development
- Situated in the village of Pumpherstons
- Welcoming entrance hall with a WC
- Living room with southwest-facing aspect
- Modern dining kitchen installed in 2024
- Three bedrooms with built-in storage
- Contemporary three-piece bathroom
- Well-maintained front and rear gardens
- Private tandem driveway for two cars
- Gas central heating and double glazing
- EPC Rating - C
- Council Tax Band - D





“Living room with southwest-facing aspect and a modern dining kitchen installed in 2024”







Upstairs, a naturally-lit landing connects to the three bedrooms which all enjoy attractive styling and plush carpets for underfoot comfort. Overlooking the rear garden, the principal bedroom has the advantage of a built-in wardrobe, whereas the two front-facing bedrooms have built-in storage. The first floor is finished by a contemporary three-piece bathroom that is enveloped by premium tile work. It features a storage-set WC suite, a towel radiator, a shaving socket, and a bath with an overhead rainfall shower. Gas central heating and double glazing ensure year-round comfort.

Outside, the home has a lawned front garden and a landscaped rear garden that is fully enclosed. The latter is ideal for families, featuring a stretch of lawn, a patio, and a decked seating area which was newly fitted in the summer of 2024. A private tandem driveway provides off-street parking.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.

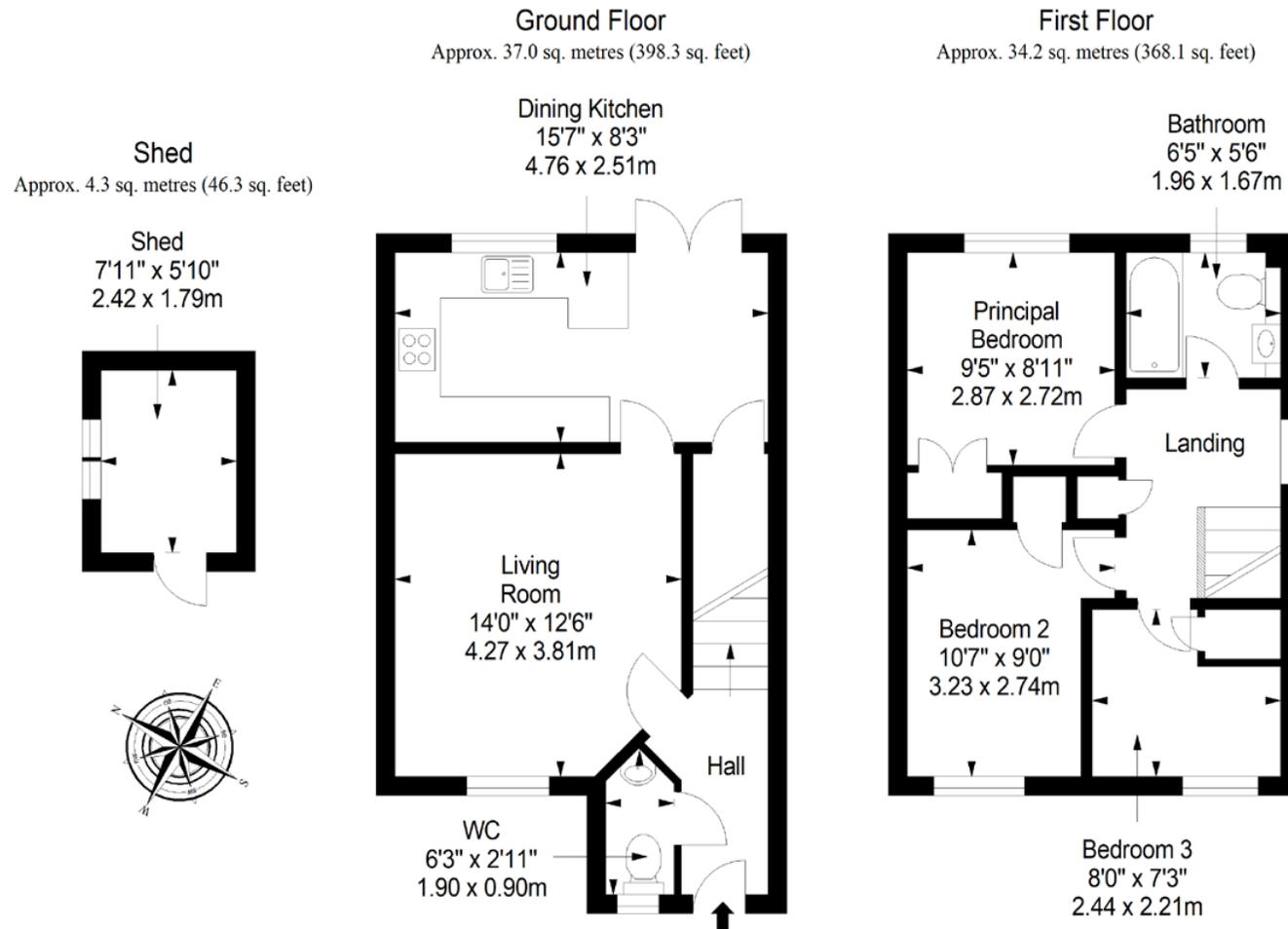
## Pumpherstoun

Bordering the bustling West Lothian town of Livingston and set conveniently close to the motorway network, offering swift links to Glasgow and Edinburgh, the village of Pumpherstoun is an ideal setting for commuting professionals favouring a quieter country setting. Overlooking the Almond Valley and the Pentland Hills, and home to a prestigious golf course, this pleasant leafy village is served by a primary school, everyday local shopping facilities, a post office and a dentist. Highly-regarded secondary schooling options, namely James Young, Inveralmond, West Calder and St Margaret's high schools, can be found in the surrounding area. Neighbouring Livingston hosts a wealth of great cafés, bars and restaurants, as well as The Centre which offers an excellent shopping experience. The capital, with its outstanding cultural, recreational and shopping amenities, can also be reached by rail in under 30 minutes from nearby Uphall station.





# Floorplan



20-22 Torphichen Street, Edinburgh, EH3 8JB  
0131 337 7771  
www.clancys-solicitors.co.uk

rightmove  OnTheMarket   



**DISCLAIMER**  
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.