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## 2 Heaney Avenue, Pumpherston

Offers Over £102,500

- Spacious Terraced Family Home
- 2 Double Bedrooms
- Box Room
- Open Plan Lounge/Diner
- Fresh Decor
- Newly Laid Carpets
- Great Potential
- Early Viewing Advised



# 2 Heaney Avenue, Pumpherston

## Description

2 Heaney Avenue, Pumpherston provides excellent family living space in a location that is close to local train stations, shops and schooling. The nearby village of Mid Calder and the larger town of Livingston are just a short drive away. The property has great potential and has fresh decor, newly laid carpets, electric heating, double glazing and views towards the golf course.

## Accommodation

Accommodation is arranged over two levels, the lower level has an open plan lounge / diner, fitted kitchen and reception hallway. The upper level houses two double bedrooms both with built in wardrobes and a box room which could be utilised as study. The wet room completes the accommodation.

## Outside

There are low maintenance gardens to the front and rear. Parking in on street.

## Local Area

Pumpherston is an historic mining town situated 15 miles from Edinburgh, just east of Livingston town centre. The town is served by Pumpherston & Uphall Train Station, a Community Primary School and Broxburn Academy. Uphall railway station is only 8 miles from Edinburgh International Airport, Pumpherston enjoys excellent commuter links whilst remaining rural. Nearby Livingston, the largest town in West Lothian, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with

extensive local shopping and a range of supermarkets. There are also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, multi-screen cinema, and sports centres.

## Lounge

3.67m x 3.5m (12'0" x 11'6")

## Dining Area

2.83m x 2.46m (9'3" x 8'1")

## Kitchen

3.06m x 3.02m (10'0" x 9'11")

## Bedroom 1

3.53m x 3.06m (11'7" x 10'0")

## Bedroom 2

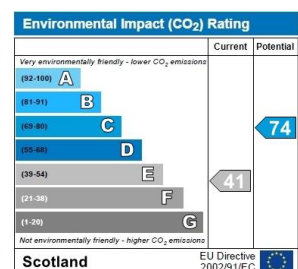
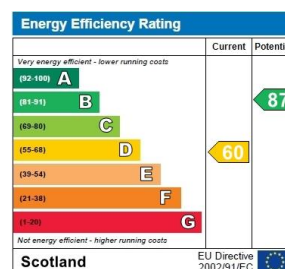
2.95m x 3.47m (9'8" x 11'5")

## Nursery/Study

2.04m x 1.95m (6'8" x 6'5")

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



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