



76 Jones Green Livingston, EH54 8QD

Offers over £139,950



Tucked within a quiet cul-de-sac setting in this desirable residential location, this 1 bedroom terraced property offers a stylish home offered in turn-key condition for a range of buyer motivations. Located in sought after Jones Green in the Carmondean area of Livingston, the property offers a quirky design to maximise space and light with a stunning mezzanine bedroom, perfect for single buyers or couples entering or rightsizing their living arrangements within the current market. The location is a short walk from nearby Livingston North Train Station, with the M8 motorway also within easy reach to offer convenience for those commuting throughout the central belt. A nearby Morrisons supermarket is perfect for everyday needs, with Livingston offering an extensive range of shopping options within The Centre.



Description

Beautifully styled and ready for the new owner to move right in, the property enjoys an inviting open plan living and kitchen area that features impressive ceiling height with oak staircase leading to the mezzanine bedroom area. The modern black gloss kitchen includes a range of storage cabinets alongside an integrated oven and washing machine. The luxurious bathroom is to the ground floor and a standout feature, designed to offer a tranquil retreat with high-quality fixtures and finishes with a rainfall mixer shower above the bath. The mezzanine bedroom provides a unique and stylish sleeping space, allowing for a sense of privacy while still being connected to the main living area. Gas central heating and double glazing allow further practical comfort, with the gas fired combi boiler fitted in 2021 and a new front door recently installed. Outside, the property features a monoblock front garden area that could allow 1 small car to park off-street, with visitor parking available opposite the property. The private rear garden is similarly designed with easy maintenance in mind, offering a peaceful space for relaxing or enjoying the sunny weather.

Location

In the northern area of Livingston, Deans is well positioned for access to the major road networks surrounding the town, including junction 3 of the M8. A train station at Livingston North provides a regular service to both Edinburgh and Glasgow. A selection of primary schooling is available in the area, whilst Deans High School is the secondary school serving the area. A comprehensive range of recreational and shopping facilities are available within Livingston, with The Centre and multiplex cinema within easy reach. Deans is also well located for use of St Johns Hospital.

Living Room / Kitchen 21'1" x 14'0" (6.43m x 4.28m)

Bedroom 11'0" x 8'4" (3.36m x 2.55m)

Bathroom 9'3" x 5'5" (2.82m x 1.66m)

Extras

All blinds, light fittings, floor coverings and integrated appliances included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £140,000
Total Floor Area: 40m2 (430 ft2)
Parking: On-Street
Heating System: Gas
Council Tax: B - £1506.83 per year
EPC: C

Disclaimer

Early internal viewing is recommended. Viewings are available seven days a week and are subject to appointment with Brown & Co Properties. It is important your legal adviser notes your interest in this property or it may be sold without your knowledge. Free independent mortgage advice is available to all buyers via our in-house advisor JB Mortgage Solutions.

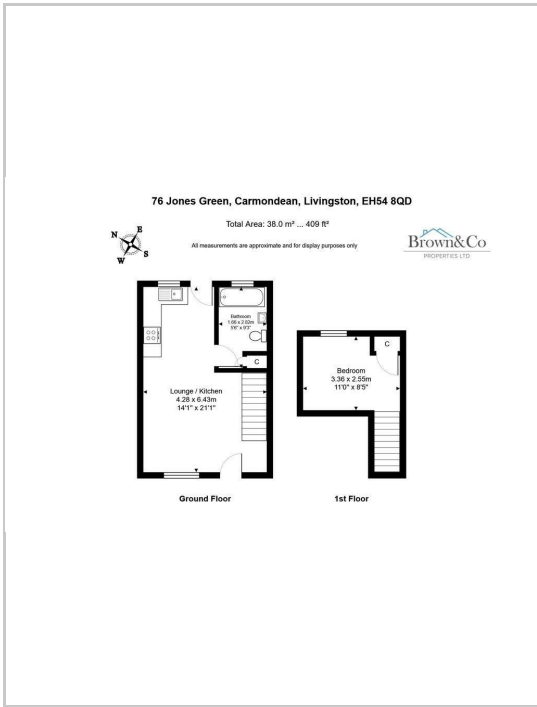
For further details, or to arrange a free market valuation of your property, please contact the office on 01501 741222 or complete the enquiry form on our website www.browncoproperties.co.uk. A PDF copy of the home report can also be downloaded directly from our website. A 360° virtual tour can be found on our website and should be viewed at your earliest convenience.

These particulars are produced in good faith and do not form any part of contract. Measurements are approximates, taken via a laser device at their widest point and act as a guide only. The content of this advert and associated marketing material is copyright of Brown & Co Properties and no part shall be replicated without our prior written consent.

Area Map



Floor Plans



Energy Efficiency Graph

