



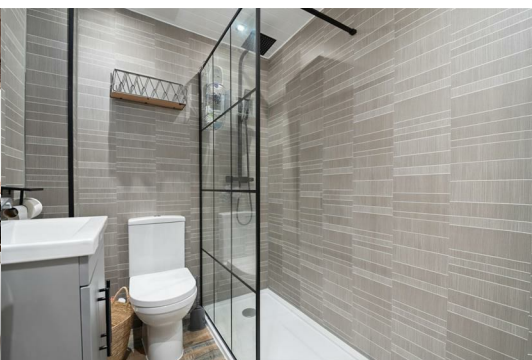
200 Oldwood Place

Eliburn, Livingston, EH54 6XB

Offers over £184,000



Located within popular Oldwood Place in the sought after locale of Eliburn, this 2 bedroom terraced property offers an excellent choice for buyers entering the property market. The established residential development is a dream for commuters, with nearby access to Livingston North train station and the M8 motorway allowing convenient travel throughout the central belt. Good walking routes link the area, with nearby Eliburn Park perfect for those with a young family. The wide selection of shops and food outlets available in Livingston are similarly within easy reach, proving the property to be an ideal base for buyers looking for the best of both worlds between location and access to amenities.



Client Comments

"The areas lovely, neighbours are nice but its very quiet. Two big green spaces (Eliburn Park and Peel Park) both less than a 5 minute walk. Ive done the train station walk a few times, took about 20 mins. All in all a lovely wee area."

Description

The property itself is presented to the market full of tasteful style and is ready for the prospective buyer to move in with ease. A good sized main living room offers ample space to relax and unwind, whilst the contemporary fitted kitchen allows scope for casual dining or entertaining guests. Two double bedrooms on the upper level are perfect for a couple or young family to grow into whilst a stunning new shower room has recently been installed with sleek wet-wall boards and a modern suite. Gas central heating and double glazing allow everyday comfort, with a new combi boiler fitted in 2022. Externally the front garden area is adapted to allow parking for one car, with a range of visitor parking spaces found opposite and to the side of the property. The rear garden has been carefully landscaped with easy maintenance in mind, with a decked terrace complemented by an artificial lawn and raised patio, perfect for hosting summer BBQ's or an evening drink.

Location

Eliburn can be found close to the centre of Livingston and is ideally located for access to the wide array of amenities on offer within the town. A train station at nearby Livingston North provides excellent links to Edinburgh and Glasgow, whilst an M8 connection is easily accessible within a short drive. Schooling from primary to secondary level can be found in the area. A comprehensive range of recreational and shopping facilities are available within Livingston, with The Centre and multiplex cinema within easy reach. Eliburn is also within easy reach of St. Johns Hospital.

Entrance Hall 5'6" x 4'3" (1.68m x 1.30m)

Living Room 14'8" x 10'1" (4.48m x 3.08m)

Dining Kitchen 13'5" x 8'8" (4.09m x 2.66m)

Upper Hall 6'8" x 5'6" (2.05m x 1.68m)

Bedroom 1 13'5" x 9'8" (4.09m x 2.96m)

Bedroom 2 13'4" x 8'3" (4.08m x 2.52m)

Shower Room 6'5" x 5'5" (1.97m x 1.67m)

Extras

All blinds, curtains, light fittings, floor coverings, wall mounted TV cabinet, fridge, dishwasher and wardrobe in master bedroom included in the sale.

Key Info

Home Report Valuation: £185,000

Total Floor Area: 60m2 (650 ft2)

Parking: Driveway

Factor Fee: Approx. £45 per quarter

Heating System: Gas

Council Tax: C - £1880.75 per year

EPC: C

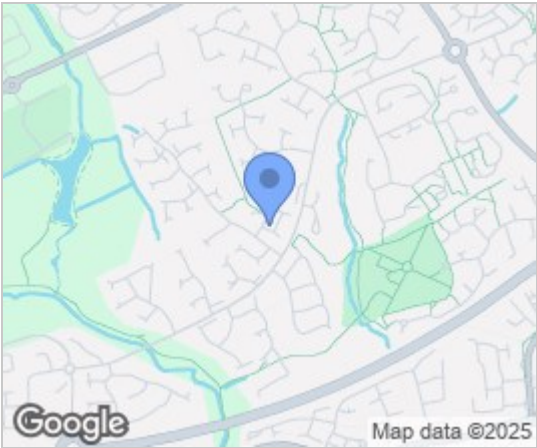
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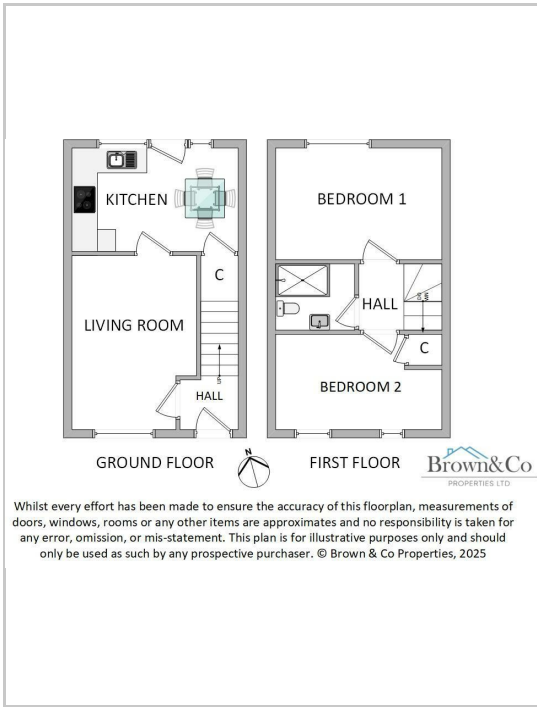
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Area Map



Floor Plans



Energy Efficiency Graph

