



27 Wood Place

Livingston, EH54 6SZ

Offers over £215,000



Located within a popular residential location that is well placed for access to the wide array of shopping and amenities in Livingston, this 3 bedroom end terrace poses an ideal choice to buyers entering the market. Wood Place lies within the desirable Eliburn area of the town and is a short walk to St. Johns Hospital and highly regarded Peel Primary, with Inveralmond High and St. Margarets Academy similar within easy reach to appeal to families of all ages. The Centre is an excellent destination for shopping with an impressive selection of retailers, food outlets and a Cinema whilst there are numerous supermarkets and smaller retailers within close proximity to the property. Popular Peel Park and Eliburn Park alongside scenic walking routes along the River Almond can be found within 10 minutes walk of the property and are perfect for those looking to explore the surrounding area.



Client Comments

"We've been happy living in this location. The area is peaceful and family-friendly, with a school, kindergarten, and playground nearby. There's plenty of green space and parks perfect for walks. Shops, a shopping center, and a hospital are all close by. It's quiet and friendly, and during all the years we've lived here, there have never been any incidents on the street. Its a great place to live, away from all the noise of the city."

Description

The property offers well-proportioned room sizes and is presented to the market in ready move-in condition. The ground floor comprises a spacious open plan living, dining and kitchen area that is the heart of the home and perfect for everyday family life or hosting friends or family gatherings. A ground floor WC can be found off the main hallway and compliments the family bathroom at first floor level, offering facilities on both levels to meet the needs of a busy family. The 3 bedrooms are all upstairs and offer ample space for those with children or looking to utilise a study for home working arrangements. Fitted wardrobes can be found to the main bedroom for everyday storage. Gas central heating and double glazing offer further practical comfort with the combi boiler regularly serviced by the current owner. Externally, the front garden is adapted to allow off-street parking, whilst the enclosed rear is landscaped with easy maintenance in mind, featuring a patio and decked terrace for alfresco dining or enjoying the best of the sunny weather.

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.

Lower Hallway 9'9" x 6'7" (2.99m x 2.03m)

Living Room 10'11" x 10'5" (3.35m x 3.19m)

Kitchen 9'8" x 8'11" (2.96m x 2.73m)

Dining Room 10'9" x 9'3" (3.29m x 2.82m)

WC 5'5" x 4'10" (1.66m x 1.48m)

Upper Hallway 10'4" x 3'0" (3.16m x 0.92m)

Bedroom 1 11'0" x 10'5" (3.36m x 3.19m)

Bedroom 2 10'5" x 8'11" (3.19m x 2.73m)

Bedroom 3 9'8" x 8'11" (2.96m x 2.73m)

Bathroom 8'11" x 4'10" (2.73m x 1.48m)

Extras

All blinds, light fittings, floor coverings, washing machine, fridge-freezer and oven included in the sale.

Key Info

Home Report Valuation: £220,000

Total Floor Area: 80m2 (860 ft2)

Parking: Driveway

Heating System: Gas

Council Tax: B - £1645.65 per year

EPC: D

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

