



18 Livingstone Quadrant

Eastfield Harthill, ML7 5PY

Offers over £140,000



Set within a peaceful cul-de-sac position in Harthill, this chain free 2 bedroom semi-detached bungalow offers a perfect home for a first or next time buyer looking to benefit from single level living. Livingstone Quadrant can be found in the Eastfield area of the village and is a perfect base for those commuting to the larger towns and cities of the central belt with handy nearby access to the M8 alongside a park and ride bus service. A selection of local amenities and a primary school can be found in short walking distance from the property, with secondary schooling available in neighbouring Shotts.



Description

The property itself is neatly presented throughout and allowing the prospective new owner the opportunity to move in with ease. An upgraded roof and render offers a crisp finish and maintenance free exterior providing an inviting first impression. Internally, the property boasts a spacious main living room, fitted kitchen with range of storage cabinets, contemporary bathroom with 3 piece suite and 2 double bedrooms that are equally suited for family or home working arrangements. Gas central heating and double glazing offer everyday practical comfort, whilst the attic space has been partially floored to offer good storage space. There are garden grounds to the front and rear, with a driveway at the side offering parking space for a handful of cars. The enclosed rear features a garden shed and patio, with the remainder laid to lawn offering space to relax and enjoying the summer sunshine or potentially extend the accommodation if desired.

Location

Located in “The Heart Of Scotland”, the village of Harthill boasts services catering for your everyday needs including independent shops, a supermarket and a health centre. Primary schooling is within easy reach with secondary schools further afield in neighbouring towns. A more comprehensive range of facilities can be found in nearby Bathgate and Shotts. The town is ideally located with easy access to Edinburgh and Glasgow via junction 5 of the M8 motorway with nearby rail stations in Blackridge and Shotts. A park and ride shuttle bus service offers further transport links to surrounding areas, whilst Polkemmet Country Park is an expansive woodland and recreational facility for all the family to explore.

Living Room 16'0" x 12'0" (4.89m x 3.67m)

Kitchen 9'2" x 8'9" (2.80m x 2.68m)

Bedroom 1 12'8" x 8'5" (3.88m x 2.57m)

Bedroom 2 11'1" x 7'6" (3.38m x 2.29m)

Bathroom 7'9" x 7'0" (2.38m x 2.15m)

Key Info

Home Report Valuation: £145,000
Total Floor Area: 59m2 (635 ft2)
Parking: Driveway
Heating System: Gas
Council Tax: C - £1825.11 per year
EPC: D

Disclaimer

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Area Map



Floor Plans



Energy Efficiency Graph

