



9 Columbia Avenue

Livingston, West Lothian, EH54 6PR



Property Summary

Introducing a bright and airy two-bedroom ground-floor flat, which forms part of a popular modern development. Finished with neutral décor throughout, this charming home is in excellent decorative order, providing the ideal aesthetic for new buyers. It further benefits from a quality kitchen and bathroom, as well as great storage and private residents' parking. The home also boasts a highly convenient location in Livingston, set within walking distance of fantastic amenities, including The Centre and the Livingston Designer Outlet.

Extras: all fitted floor and window coverings, light fittings, an integrated oven and electric hob, a freestanding fridge/freezer, and a washing machine to be included in the sale.

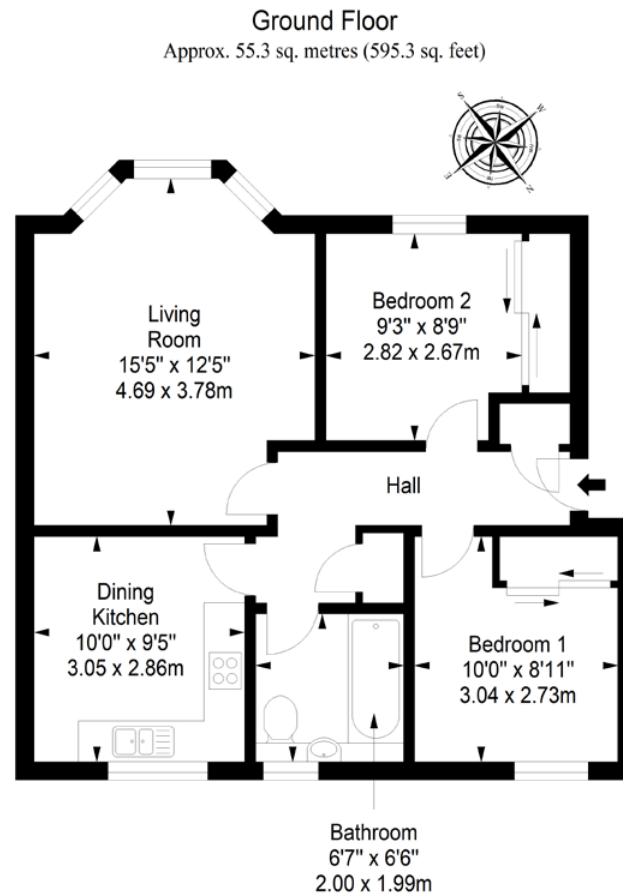
Property Features

- Ground-floor flat in move-in condition
- Desirable location in popular Livingston
- Near Howden Park and St John's Hospital
- Crisp neutral interiors throughout
- Secure telephone-entry system
- Welcoming entrance hall with storage
- Spacious living room with bay window
- Well-appointed dining kitchen
- Two double bedrooms with built-in wardrobes
- 3pc bathroom with overhead shower
- Well-kept communal garden grounds
- Ample residents' parking
- Electric heating and double glazing
- EPC Rating - D





Floorplan



Total area: approx. 55.3 sq. metres (595.3 sq. feet)

All Enquiries to our Property Department:

01506 815832 | afton.henderson@sneddons-ssc.co.uk | www.sneddonmorrison.co.uk
14 East Main Street, Whitburn, West Lothian EH47 0RB

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106