



94 Camps Rigg

Livingston, West Lothian, EH54 8PE



Property Summary

This three-bedroom end-terraced house occupies an enclosed corner plot with easy-to-maintain gardens and a gated driveway for convenient private parking. The well-proportioned interiors are ideal for families, boasting a generous reception room, a breakfasting kitchen with garden access, three bedrooms (two with storage), a wet room, and a guest WC. Its quiet residential setting is just a 5-minute walk from rail services connecting to Glasgow and Edinburgh. Shops, schools, and the M8 are also within easy reach.

Extras: All fitted floor and window coverings and light fittings are included.

Property Features

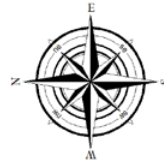
- Peaceful setting in well-connected Livingston
- End-terraced house with scope for internal upgrades
- Entrance hall with storage and guest WC
- Generous dual-aspect living/dining room
- Breakfasting kitchen with garden access
- Three good-sized bedrooms (two with storage)
- One single bedroom with storage
- Bright wet room
- Easy-to-maintain front and rear enclosed gardens
- Gated front driveway
- Gas central heating and double-glazing
- EPC Rating - D



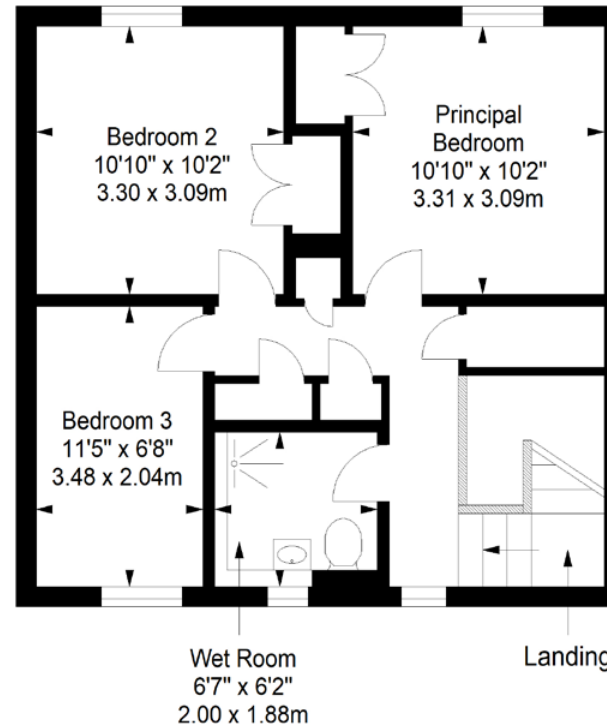
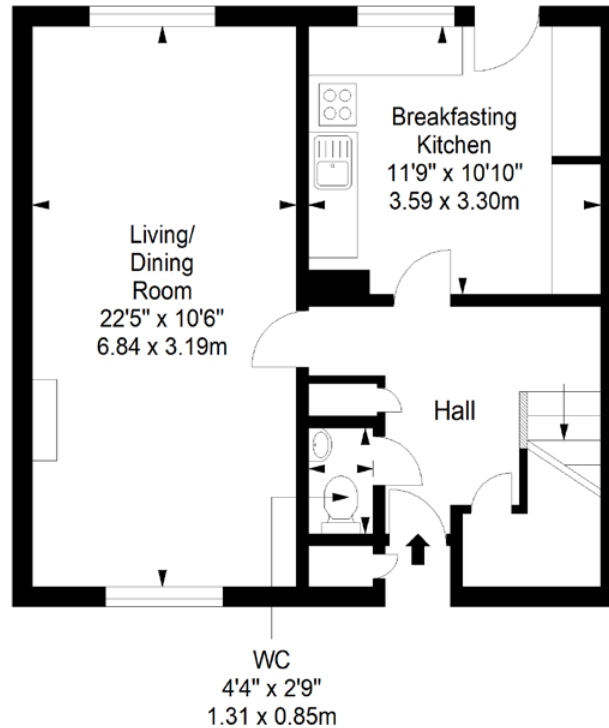


Floorplan

Ground Floor
Approx. 47.6 sq. metres (512.4 sq. feet)



First Floor
Approx. 48.3 sq. metres (519.9 sq. feet)



Total area: approx. 95.9 sq. metres (1032.3 sq. feet)

All Enquiries to our Property Department:

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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