



22 Swallow Brae

West Lothian, Livingston, EH54 6GZ



Set within a modern Livingston development, this third-floor flat offers a prime, well-connected location, within commuting distance of the capital. The flat comprises an entrance hall with storage, flowing into a sunny living/dining room with two Juliette balconies, a galley-style kitchen with fitted units, and two well-proportioned bedrooms with built-in mirrored wardrobes, a spacious loft and a bathroom with an overhead shower. Externally, there are communal gardens and private parking for residents. Additionally, the home is within walking distance of shops, amenities, and the railway station, making it perfect for first-time buyers, couples, commuters, and rental investors.

Extras: All fitted floor coverings, light fittings, and integrated appliances, as well as the washing machine and fridge, are included in the sale.

Factor: The factor is managed by Ross & Liddell at an approximate monthly cost of £75.

Property Features

- Third-floor flat in Livingston
- Part of a modern development
- Secure phone entry and communal stairwell
- Entrance hall with storage
- Balconied living/dining room with French doors
- Galley-style kitchen with fitted units
- Main bedroom with a wardrobe
- Versatile second bedroom with a wardrobe
- Family bathroom with overhead shower
- Generous loft for storage
- Communal garden grounds
- Private residents' parking
- Electric heating and double glazing
- EPC Rating - D





“A sunny living/dining room with two Juliette balconies, and a galley-style kitchen with fitted units.”





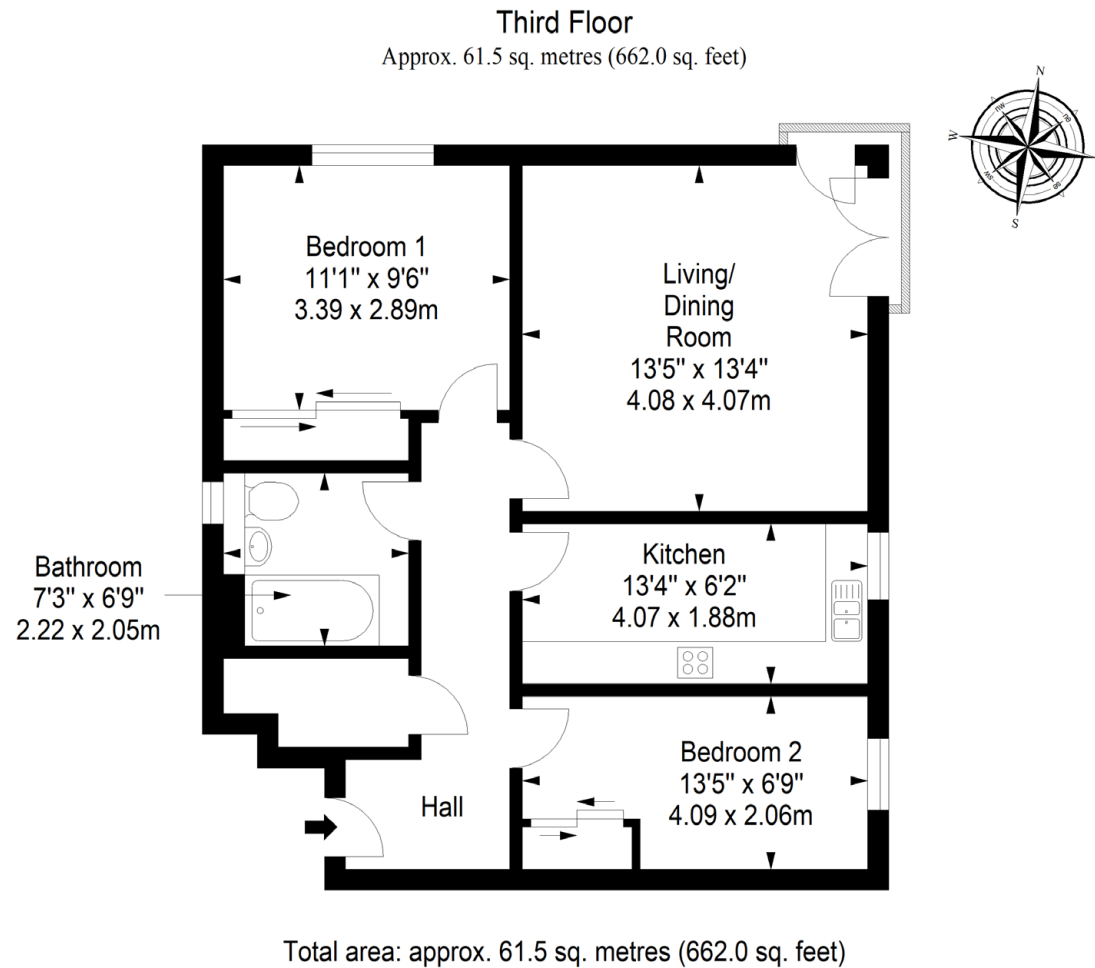


“Two well-proportioned bedrooms with built-in mirrored wardrobes.”





Floorplan



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