



**77 Inglewood Street
Livingston, EH54 5BE**

Deans 
Solicitors & Estate Agents LLP



MID TERRACED VILLA

- Living Room
- Dining Kitchen
- Three Bedrooms
- Bathroom
- W.C Apartment
- Gas Central Heating & Double Glazing
- Private Gardens to Front & Rear
- Solar Panels
- Off-Street Parking
- EPC Rating – C



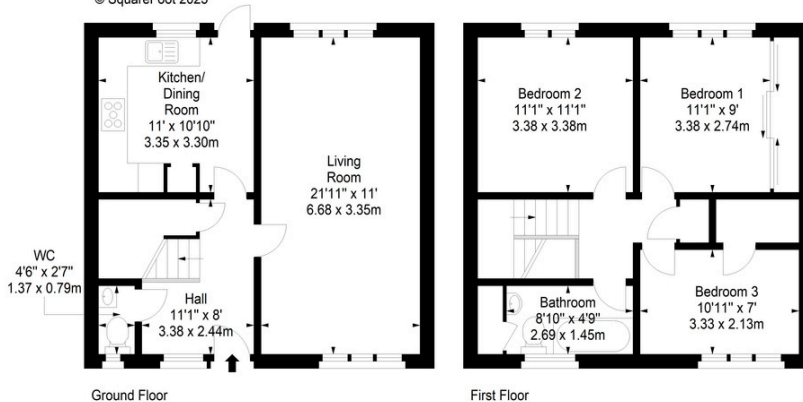
Quietly positioned within a residential estate, this light and airy mid terraced villa is located within the Craigshill district of the popular town of Livingston. Ideally situated near The Centre and Designer Outlet with a variety of High Street shops, restaurants and a cinema along with many large supermarkets. There are excellent transport links to Edinburgh and Glasgow via road and rail. The accommodation which requires some upgrading would make an ideal family home and comprises; welcoming entrance hallway with WC apartment, dual-aspect sitting/dining room, well laid out fitted dining kitchen with door to the rear garden, upstairs leads to three good sized double bedrooms and bathroom with white suite with shower over. There is a small private front garden with a generously sized enclosed rear garden and off-street parking. Further benefits include gas central heating, double glazing and solar panels to help reduce electricity costs. All fitted floor coverings and curtains will be included in the sale together with the built-in gas hob/electric oven, free standing washing machine and fridge freezer. All appliances are sold as seen with no warranty provided.



Inglewood Street,
Livingstone,
West Lothian, EH54 5BE



Approx. Gross Internal Area
980 Sq Ft - 91.04 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

Deans 
Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk