



115 Don Drive

Livingston EH54 5LR

Offers Over £130,000

Caesar & Howie
Solicitors & Estate Agents



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An excellent home which will suit a variety of buyers is offered from this well presented, three bedroom mid terrace villa. Situated within an established and popular residential location, the property boasts a large dual aspect lounge, downstairs W.C., handy wet room and three bedrooms. It further benefits from low maintenance garden ground and ample resident's and on street parking nearby. It is ideally located within easy reach of all local amenities, schooling at all levels, and excellent road and rail links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property and it's position. Early/flexible entry is available with no onward buying chain involved.

- **Entrance Hallway**
- **Dual Aspect Lounge**
- **Kitchen & Downstairs W.C.**
- **Three Bedrooms**
- **Wet Room**
- **Garden & Parking**
- **GCH & DG**
- **Council Tax Band: B**
- **Energy Efficiency Rating: C**

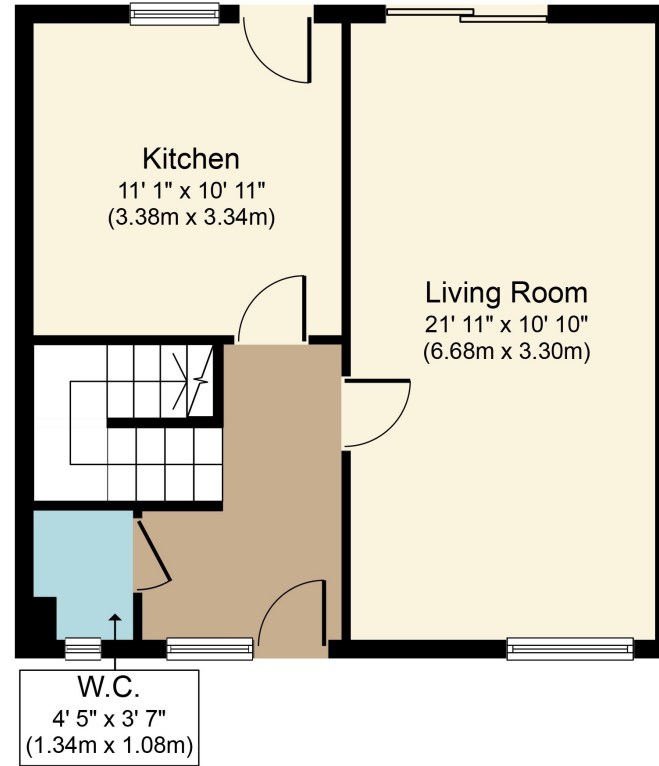
Extras: All floor coverings, blinds, curtains and light fittings.

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email prop@caesar-howie.co.uk

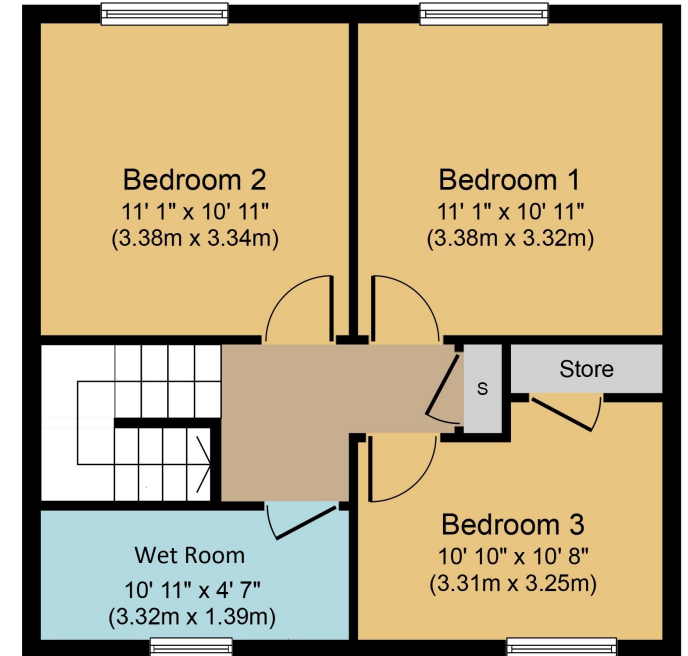


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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.