



98 Sedgebank

Ladywell Livingston

EH54 6HD

Offers Over £147,000

Caesar & Howie

Solicitors & Estate Agents



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Livingston EH54 6HD

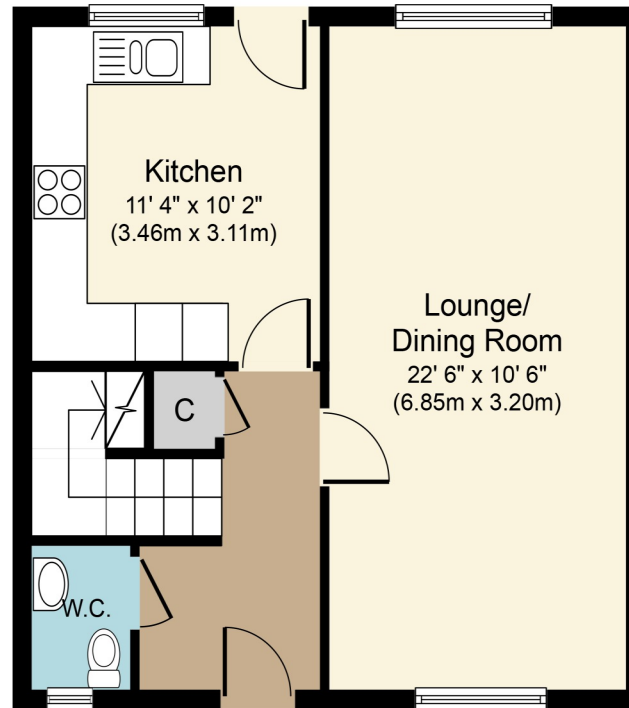
Spacious, bright and well presented end terraced villa, offers ideal family home in popular area. All rooms are well proportioned and there are excellent storage facilities. The lounge/dining is a very large room and enjoys outlooks to front and rear. The property is set on an excellent plot, with south facing enclosed rear garden, new fencing and there is ample parking to side. All main kitchen appliances are included, making it an ideal first time buy. The location has easy access to nearby schools, bus and rail services and is only a short drive to the town centre. Flexible/early entry available. Chain free.

- **Entrance hall & W.C.**
- **Spacious & bright lounge/dining**
- **Fitted kitchen**
- **Three bedrooms**
- **Bathroom**
- **GCH & DG**
- **Front and rear enclosed gardens**
- **On street parking bays to side**
- **Near public transport, schools etc**
- **Council Tax Band B**

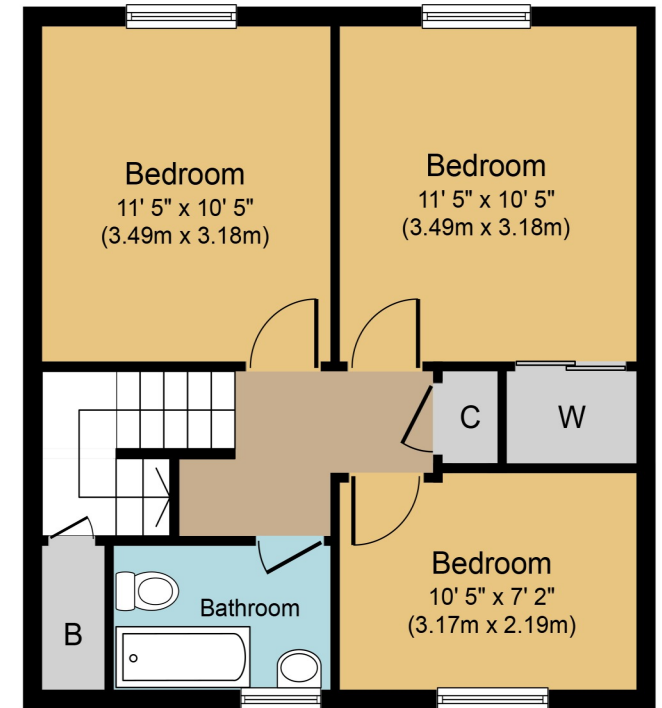
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk



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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.

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