



**307 Sutherland Way**  
**Livingston EH54 8HR**  
**Offers Over £139,000**

**Caesar & Howie**  
*Solicitors & Estate Agents*





## 307 Sutherland Way

Livingston EH54 8HR

An ideal first or second buy is offered from this popular style terraced villa, set in a well established and sought after area. It will make a great family home, has further potential and is attractively priced in to-days market. The property has enclosed gardens to front and rear and shared parking bays adjacent. The area has easy access to both primary and secondary schools, Carmondean Centre, Livingston North Rail Station and St Johns Hospital. Early viewing recommended.

- **Entrance hall/W.C.**
- **Lounge/dining room**
- **Kitchen**
- **Three bedrooms**
- **Shower/wet room**
- **GCH & DG**
- **Gardens**
- **Communal parking bays**
- **Council Tax Band B**
- **Ideal for rail station, schools etc**
- **Immediate/flexible entry**
- **Chain free**

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

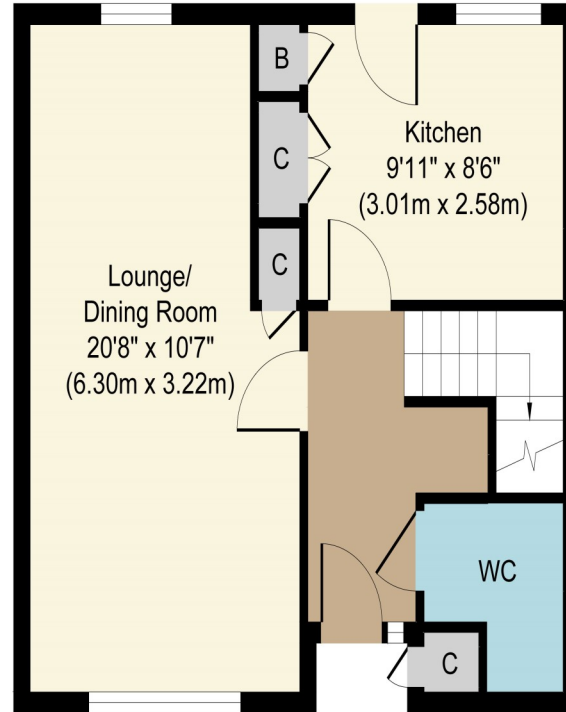




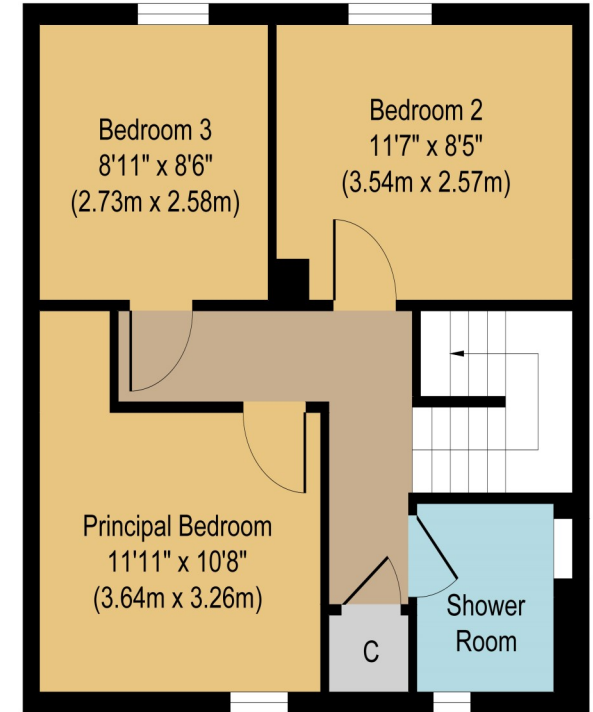
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Ground Floor



First Floor

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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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