



18 Almond Court,
Livingston EH54 5NZ
Offers Over £210,000

Caesar & Howie
Solicitors & Estate Agents



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Highly sought after detached bungalow offers excellent buy in attractive cul-de-sac location. Ideally suited for downsizing and of a type rarely available on the market. The well presented accommodation has a spacious lounge with large window overlooking attractive gardens to front. There is a modern shower room, two well proportioned bedrooms and the boiler has been replaced (2021). It is set within attractive gardens to the front and rear and has a large driveway to detached single garage at rear. Excellent further potential. Ideally placed for public transport, local amenities and town centre, rail station and neighbouring Mid Calder. Flexible entry. Chain free.

- Entrance hall
- Spacious lounge
- Kitchen
- Two bedrooms
- Modern shower room
- Garage & paved driveway
- GCH & DG
- Attractive gardens
- Council Tax Band C



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



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Ground 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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