



97 Gowanbank

Livingston

EH54 6EW

Fixed Price £164,000

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



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An excellent first time buy is offered from this popular style terraced villa, located in central and sought after area. Well presented accommodation and enclosed garden to rear with sunny position. The property is ideally situated for schools, public transport, rail station, St Johns Hospital and the town centre. It is available with flexible/early entry and chain free.

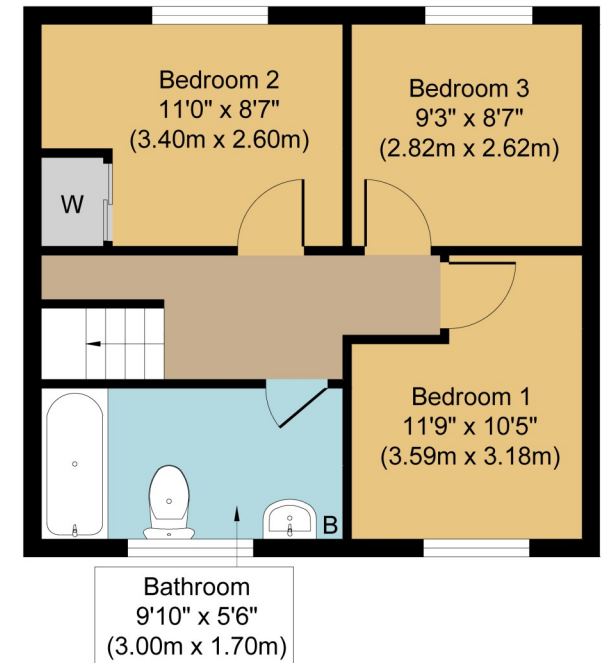
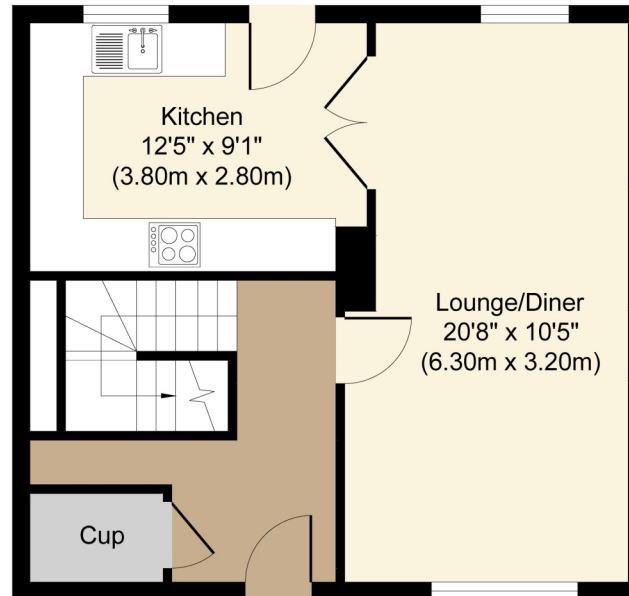
- Entrance hall/storage
- Lounge/dining room
- Fitted kitchen
- Three bedrooms
- Bathroom
- Gardens
- GCH & DG
- Parking bays nearby
- Council Tax Band B



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**

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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