



28 Butlers Place  
Elburn Livingston  
EH54 6TD  
Fixed Price £177,950

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





## **28 Butlers Place**

Livingston EH54 6TD

Be quick to view this immaculate, modernised end terraced villa. In a central and highly sought after area. The accommodation is well laid out and in true walk-in condition. Will make an excellent first buy or for downsizing perhaps. Both kitchen and shower room are modern and well equipped and the spacious lounge has French doors leading to a fully enclosed rear garden with sunny position. Local shops are close by and there is easy access to rail station, hospital, parks, schools and town centre. Early/flexible entry available. Chain free.

- **Entrance hall**
- **Spacious lounge/French doors**
- **Fitted kitchen/appliances**
- **Two double bedrooms/wardrobes**
- **Modern luxury shower room**
- **GCH & DG**
- **Attractive low maintenance gardens**
- **Allocated parking space**
- **Council Tax Band C**
- **Close to amenities**

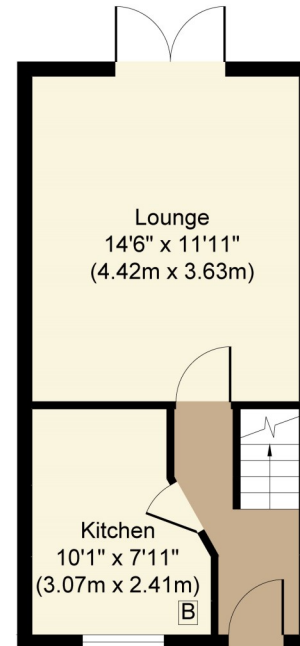
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [property@caesar-howie.co.uk](mailto:property@caesar-howie.co.uk)



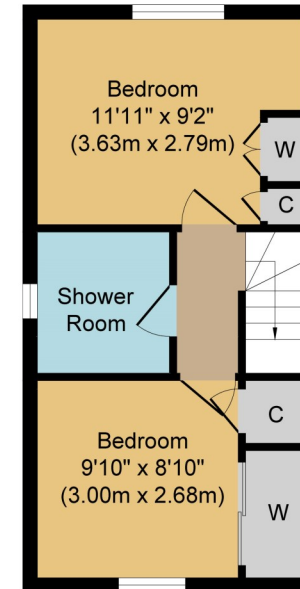


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## 28 Butlers Place



**Ground Floor**  
**Approximate Floor Area**  
**297 sq. ft**  
**(27.55 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**297 sq. ft**  
**(27.55 sq. m)**

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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