



5 Livingstone Drive
Bo'ness EH51 0BQ
Offers Over £148,500

Caesar & Howie
Solicitors & Estate Agents



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A superb family home is offered from this well presented, modernised and extended terraced villa. Feature open plan lounge and open plan kitchen for modern living, also with stove and integrated appliances. All bedrooms are well proportioned and the bathroom has modern shower/bath and co-ordinated tiling. The rear garden has a sunny position, maintenance free layout and summerhouse. Monoblock/gated frontage plus on street parking. Ideal location for schools, parks, amenities and public transport. Flexible/early entry available. Chain free.

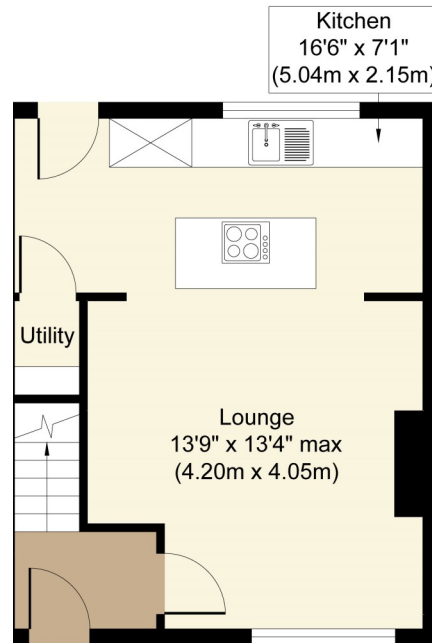
- Entrance hall
- Spacious lounge/feature stove/fireplace
- Fitted open plan kitchen/breakfast
- Utility cupboard
- Three good size bedrooms
- Modern well appointed bathroom
- GCH & DG
- Multifuel stove
- Attractive sunny aspect rear garden
- Gated frontage
- Many extras included
- Council Tax Band A

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

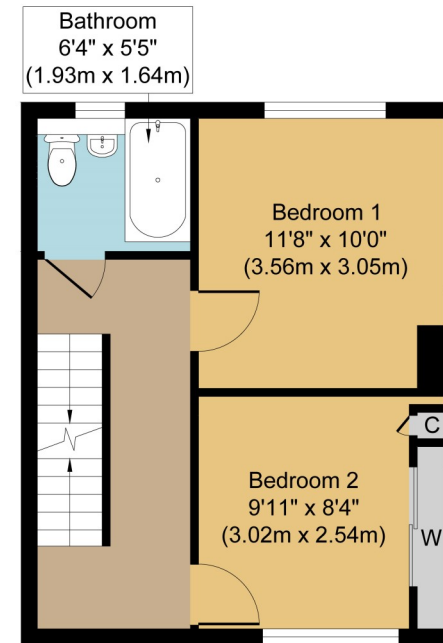


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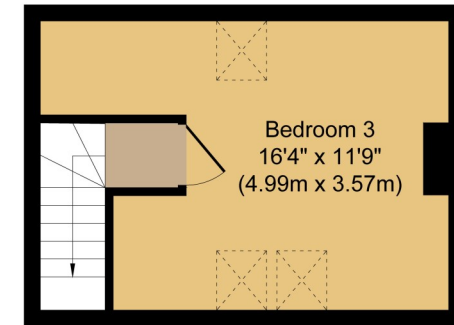
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Ground Floor



First Floor



Second 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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