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39 Ogilvie Way

Livingston, West Lothian, EH54 8HL



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Property Summary

Enjoying two bedrooms, a spacious living room, a dining kitchen, and a bathroom, this semi-detached house is set within a quiet cul-de-sac in an established residential area of Livingston. The house is accompanied by front and rear gardens, a single garage, and a private driveway. The home and its location, close to the town's excellent amenities, transport links, and green spaces, are sure to appeal to first-time buyers, professionals, couples, young families, and rental investors alike.

Extras: all fitted floor coverings, window coverings, and light fittings will be included in the sale.

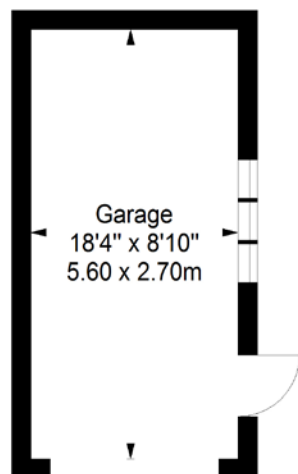
Features

- Semi-detached house in Livingston
- Set within a quiet cul-de-sac
- Entrance hall
- Southeast-facing living room
- Dining kitchen with garden access
- Two bedrooms with built-in storage
- Bathroom with shower-over-bath
- Low-maintenance front & rear gardens
- Single garage and private driveway
- Gas central heating system
- Double-glazed windows
- EPC - D

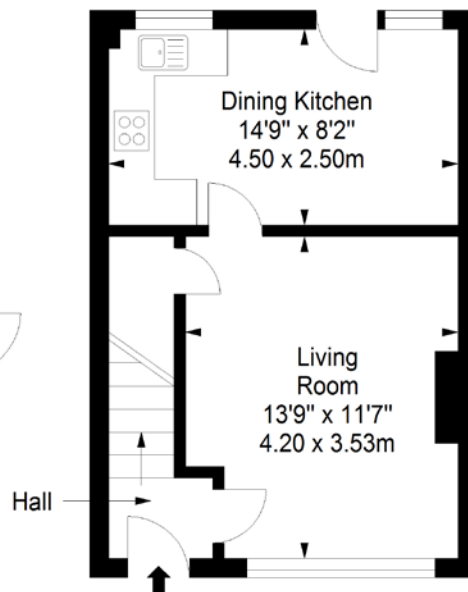


Floorplan

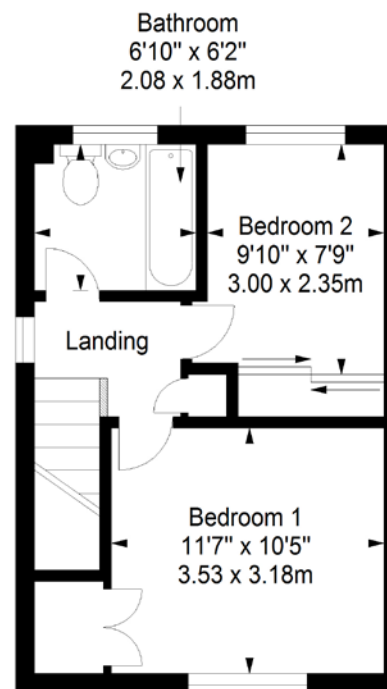
Garage
Approx. 15.1 sq. metres (162.5 sq. feet)



Ground Floor
Approx. 31.4 sq. metres (338.0 sq. feet)



First Floor
Approx. 31.4 sq. metres (338.0 sq. feet)



Total area: approx. 77.9 sq. metres (838.5 sq. feet)

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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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