

5 Cameron Way
Livingston, EH54 8HD



"5 Cameron Way is a bright and spacious 2 bed upper villa situated in the suburb of Knightsridge"

- ENTRANCE STAIRWELL
- HALLWAY
- LIVING/DINING
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RESIDENTS PARKING
- GOOD LOCAL AMENITIES





LOCATION

Cameron Way is situated in the thriving town of Livingston, within the central belt, approximately 12 miles from Edinburgh and 30 miles east of Glasgow, making this an ideal location for commuters working in the surrounding areas. Regular bus routes run nearby providing local services, with easy access to two train stations and to Edinburgh and Glasgow Airports. Local shops cater for everyday needs, with an Aldi supermarket within walking distance from the property, and the bordering towns of Broxburn and Bathgate can offer further shopping facilities. The Almondvale Centre and Livingston Designer Outlets is also within the vicinity. Several beautiful public parks and green spaces for recreational activities include Eliburn Park, with its large pond, lovely walks, cycle paths, Deer Park Golf & Country Club with golf course, swimming pool and spa, bowling alley, clubhouse bar and restaurant. For sport and fitness enthusiasts, Xcite Craigswood is just a short journey away offering gym, fitness studios, indoor racquet sports, football pitches and an athletics track. Good local schools are within the catchment area from nursery to senior level

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.



DESCRIPTION

5 Cameron Way is a bright and spacious 2 bed upper villa situated in the suburb of Knightsridge in Livingston approximately 12 miles west of Edinburgh. The accommodation comprises hallway; living/dining with galley kitchen off; double bedroom 1; bedroom 2 and bathroom with electric shower over the bath. The property has gone through some renovation which includes newly skimmed and painted walls, new kitchen, new double glazing windows, radiators and flooring. The boiler is 3 years old. The external rendered walls have also been painted. Further benefits include communal area and residents parking in a designated area containing 10 unallocated spaces.

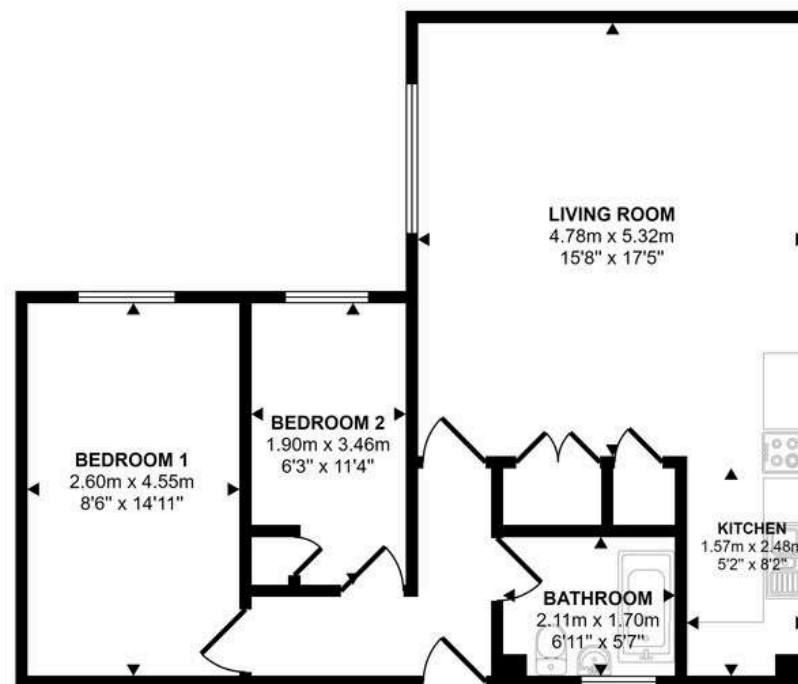
EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



Approx Gross Internal Area
60 sq m / 648 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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