










Offers Over  
**£145,000**

## 100 Craigswood

Livingston | West Lothian | EH54 5ER

A superb opportunity has arisen to acquire this attractive two bedroom end-terraced villa pleasantly positioned within a popular pocket of the West Lothian town of Livingston. Nearby a range of excellent commuting links and amenities, including Livingston Centre, the property will undoubtedly appeal to a variety of purchasers such as first-time buyers, couples and growing families. Viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Unallocated residents parking
-  EPC Band - D
-  Council Tax Band - B



## Description

Internally, the property is offered to market in a move-in condition while briefly comprising of; welcoming entrance hallway with an understairs storage cupboard, bright and airy lounge/diner with a dual-aspect outlook, modern fully-fitted kitchen with a range of integrated white goods, paneling in splash areas and under-unit lighting, landing, two generously-proportioned double bedrooms both with integrated wardrobes and ample room for freestanding furniture, box room with attic access, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.





## Extras

Selected fixtures and fittings, including; integrated electric hob, oven, extractor hood, fridge-freezer and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the front and rear of the property there are well-kept and low maintenance private gardens offering lots of potential for new residents to make their own. For the car owner, there is ample unallocated parking to accommodate both residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

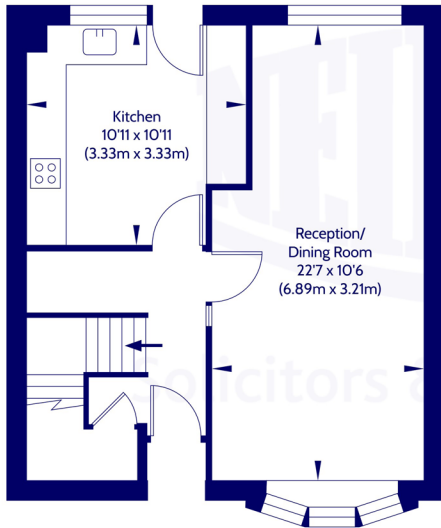
The West Lothian town of Livingston lies within easy commuting distance between Scotland's major cities, Edinburgh and Glasgow. Commuters benefit from excellent road links to the motorway networks via the M8 making travel to other centres throughout West and Central Scotland relatively easy. Both Livingston South and Uphall Station are a short drive away. Local amenities such as grocers, health centre, dental surgery, restaurants and vets are all within close proximity as are Livingston Centre and McArthur Glen Designer Outlet which will cater for all your retail needs plus more.



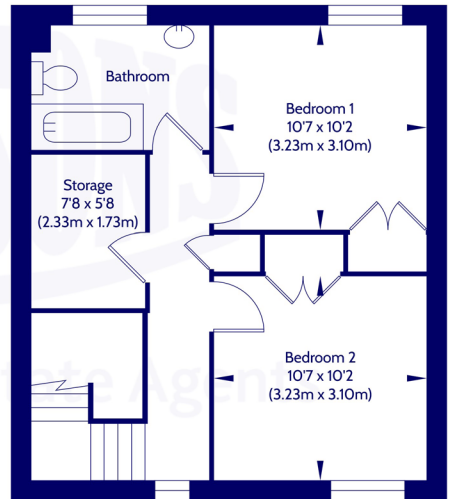


Approx. Gross Internal Floor Area 82.91 Sq M / 892 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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