





Welcome

Welcome to Mid Street, this well-proportioned, main door, three bedroom extended upper villa offers bright and spacious accommodation arranged over two floors. The property further benefits from a private garden, on street parking and a large shared drying green to the rear. The property is ideally located in the popular Deans area of Livingston close to many local amenities, schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Front facing living/dining room.
- Modern fitted kitchen with a range of wall and base units along with integrated appliances.
- Double bedroom front facing.
- Rear facing double bedroom.
- Large double bedroom on the upper level featuring an en suite shower room and adequate storage.
- Gas central heating.
- Double glazing.
- Private garden.
- Shared drying green to the rear.
- On street parking available.







Livingston

Livingston is situated within the heart of West Lothian, only a few miles west of the Edinburgh city boundary. Situated close to the M8, the town enjoys very easy links with the rest of the country. Livingston North train station is nearby and the trip from there offers a direct link into Waverley Station. The Almondvale Shopping Centre provides a wide and varied choice of shopping, all within an enclosed shopping precinct. The conveniently located Deer Park Golf and Country Club offers an impressive array of activities and home to Livingston's own Championship Golf Course. In addition, there is a swimming pool, ten-pin bowling alley, squash courts and gymnasium.

Extras


Included in the sale are the integrated kitchen appliances, washer/dryer and dishwasher, blinds were fitted and fixtures & fittings.



Get in touch

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

