

ALLINGHAM&CO

traditional values | modern practice

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espc

16 Tantallon Gardens, Livingston, EH54 9AT
2 RECEPTIONS | 4 BEDROOMS | 2 BATHROOMS | EPC: C

Location

This 4 bedroomed detached house is located in a quiet cul-de-sac in the sought after area of Bellsquarry in Livingston.

The neighbourhood provides an array of convenient amenities nearby, such as a local Coop, various takeaway food options, and hair salons. Within a short distance are the Almondvale Shopping Centre and Livingston Designer Outlet where you will be spoilt for choice for leading brand stores, supermarkets, restaurants, cafes, and fast food eateries.

There is also a good choice of sporting and leisure facilities within easy reach, including a multi-screen cinema, golf course, library, sport centre and gym. Bellsquarry Woods and Murieston Valley's woodland trails are close by where relaxing leisurely walks can be taken. For family days out, Almond Valley Heritage Centre offers a museum, play areas, and farm animals.

Schooling from nursery to secondary level is well-catered for in Livingston. The property is situated conveniently close to the M8, commuting to Edinburgh or Glasgow by car couldn't be easier, plus there are regular day and night trains connecting you to the heart of the capital within as little as 20 minutes

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Ground floor

- Entrance hallway with storage cupboard
- Living room with bay window and DEFRA-approved wood burning stove
- Dining room with patio doors to rear garden
- Kitchen with built in gas hob, oven, dish-washer, fridge-freezer and extractor fan: these items are believed to be in good condition though their condition is not warranted
- Utility room with a Miele washer drier and door leading to side garden
- Cloakroom with WC and washbasin

First floor

- Master bedroom with en-suite shower room, built in wardrobes and dual aspect windows
- 3 further bedrooms
- Family bathroom with bath, WC and wash basin

Extra features

- Double glazing
- Gas central heating
- Solar panels and a Tesla powered battery
- Garage with door to rear garden
- Driveway for two cars
- Gardens to front, side and rear with fruit trees and bushes



Home Report

Please visit: www.allingham.co.uk or www.espc.com

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
House 105m²
Garage 13m²

