





## Location

This two bedroomed mid terrace house is located in a quiet street in the sought after area of Murieston in Livingston.

The neighbourhood provides an array of convenient local amenities, 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.

Regular trains run from Livingston South train station which is only a short walk away and, if you are travelling by car, the M8 provides excellent road links to central Scotland and further afield.

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)







## Accommodation

Entrance vestibule  
Living room

Kitchen/dining room with built in hob and oven, extractor fan, washing machine and fridge/freezer: these items are believed to be in good working order though their condition is not warranted

2 Bedrooms (one with built in storage)

Bathroom with shower, washbasin and WC

## Extra Features

Double glazing

Gas central heating

Driveway

Outdoor storage cupboard

Gardens to front and rear

Garden shed

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.

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## ALLINGHAM & CO OFFICES

### COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road  
Edinburgh, EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE

4A Buckstone Terrace  
Edinburgh, EH10 6PZ  
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

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

