



## Queens Crescent, Livingston, EH54

**Offers Over £220,000**

Compass Estates

[www.compassstates.uk](http://www.compassstates.uk) | 01506 371111





---

Queens Crescent in Eliburn North lies this spacious 3 bedroom terraced townhouse in a well-connected location offering modern family accommodation set over three floors. The flexible floorplan paired with attractive rear garden and parking accommodated in the driveway and garage will appeal to a wide variety of buyers.

**FEATUTES:-**

- Modern Terraced Townhouse
- Immaculately Presented Lounge
- Recently Fitted Breakfasting Kitchen
- Master Bedroom with En-suite
- Family Bathroom
- Shower Room
- Two Further Spacious Double Bedrooms
- Utility Room
- Good Sized Rear Garden
- Driveway and Single Garage

**GROUND FLOOR:-**

Accommodation comprises: as we enter into the ground floor which has been bright hallway laid with stylish wood flooring and a lavishly carpeted staircase to the first floor. The ground floor houses the third bedroom in the property which is currently utilised as an office. There is a modern shower room fitted with





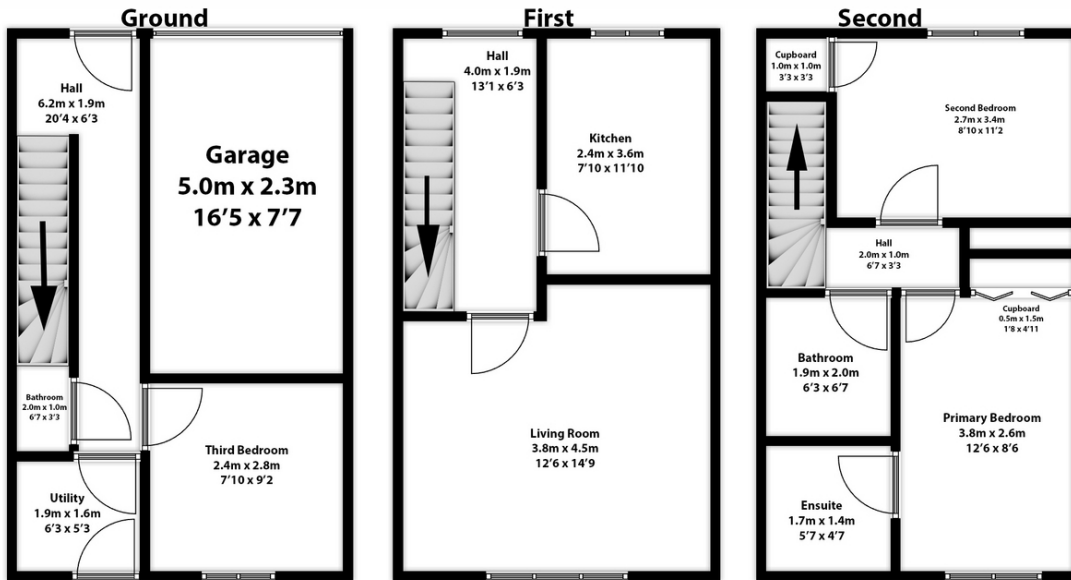
 3

 3

 1

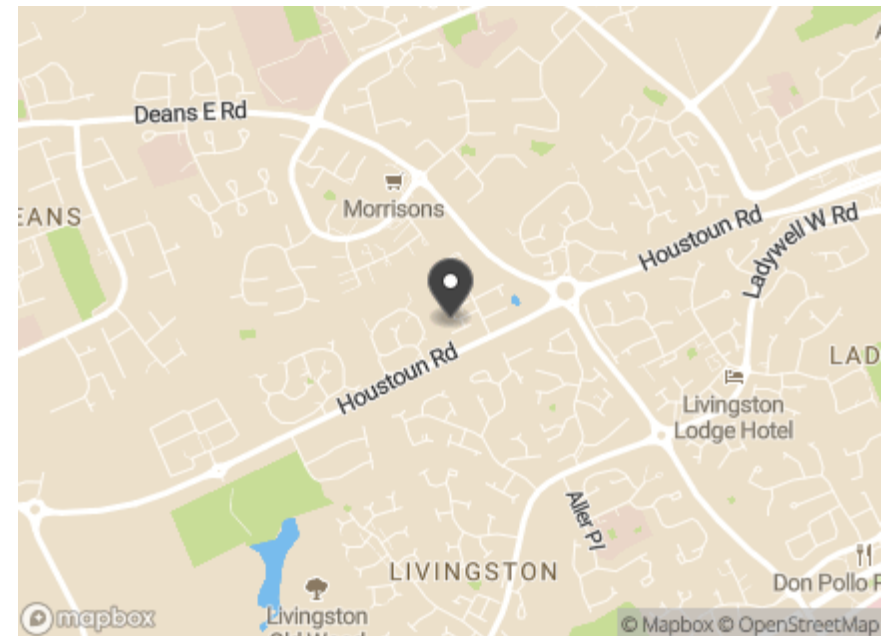
 91 m<sup>2</sup>





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	71	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



Compass Estates

The Alba Centre, Alba Campus, , Livingston, EH54 7EG

www.compassstates.uk | 01506 371111