



60 Forth Drive, Livingston

In Excess of £75,000



This newly renovated 2 bedroom flat in the popular area of Livingston is close to local amenities, making it an ideal investment opportunity. Lorna MacDonald and RE/MAX Property are delighted to bring this top floor property to the market.

The location is ideal, with the local amenities nearby. Well positioned to take advantage of all levels of schooling and College, and within easy reach of Livingston Centre, providing a selection of supermarkets, restaurants, bars, sporting and recreational facilities. A fantastic area to be connected to transport links locally and into Edinburgh with buses, and easy to reach motorway network. Train stations can be found locally at Livingston North and Livingston South.

Vestibule

The flat is accessed through a UPVC door that opens into a welcoming vestibule with white walls and laminate flooring. This area features a large built-in cupboard and an additional coat closet, offering ample storage space. It is well-lit by a wall light and equipped with a smoke detector, a power point, and an intercom phone. Off-street communal parking is available at the front.

Lounge

11' 7" x 15' 4" (3.52m x 4.68m)

This spacious room features freshly painted white walls and new carpeting. Two rear windows allow ample natural light to fill the space, further enhanced by a ceiling light. The room is equipped with multiple power points, a smoke detector, and a radiator.

Kitchen

8' 10" x 15' 5" (2.68m x 4.70m)

The décor features white painted walls and fresh laminate flooring. The kitchen is equipped with numerous white-fronted wall and floor-mounted units, complemented by wood-effect work surfaces and upstands. It includes space for a free-standing oven and hob, two under-counter appliances, and a free-standing fridge freezer. Natural light streams through two front-facing windows, further illuminated by a ceiling light. The sink area boasts a stainless steel sink with a drainer and mixer tap. A built-in cupboard houses the water tank and offers additional storage space. The kitchen also includes power points, a radiator, and a heat detector.

Rear Hall

Finished with white walls, carpet flooring, a smoke detector and wall light.

Primary Bedroom

8' 3" x 15' 5" (2.52m x 4.71m)

This fantastic room features white painted walls and a carpeted floor. Two rear windows let in abundant natural light, complemented by a ceiling light. There is a built-in wardrobe for ample storage, as well as power points and a radiator.

Bedroom Two

12' 1" x 9' 3" (3.68m x 2.82m)

This bedroom has been finished with white painted walls and carpet to the floor. The front facing window allows in natural light and is enhanced by a ceiling light. A built in cupboard provides shelved storage. There is a radiator and power points.

Bathroom

8' 9" x 5' 10" (2.67m x 1.79m)

This modern room has been finished with two white painted walls and the remainder finished with grey wet wall panels, with laminate to the floor. The window to the front of the property and the ceiling light creates a bright bathroom. The suite comprises of a bath with electric shower over, a pedestal sink and close coupled toilet. A radiator completes the room.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

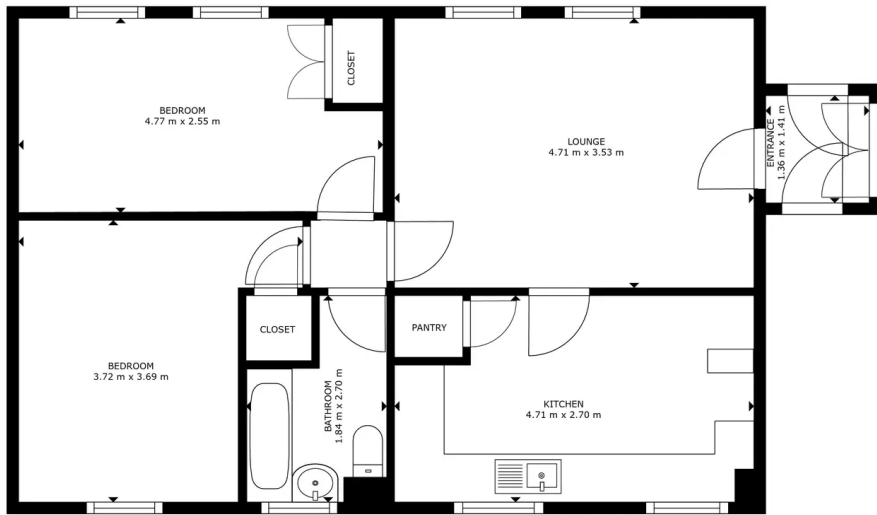
OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





GROSS INTERNAL AREA
FLOOR PLAN: 63 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

Remax Property, Remax House - EH54 6TS

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.