





\*Newly decorated lower villa\*

Nicole McFarlane and RE/MAX Property proudly present this very spacious (105 sqm) and newly decorated property, complete with modern amenities throughout. The entrance hall features stylish wood laminate flooring, leading to a large lounge with a front-facing window for ample natural light. The well-equipped kitchen offers plenty of storage and new vinyl flooring, while the adjacent dining room includes a handy storage cupboard and contemporary spotlights.

The generously sized bedrooms include a master bedroom with potential for a dressing room. The family bathroom is tastefully appointed with a mains shower over the bath, complemented by a sleek glass screen and wet wall panels.

Outside, the low-maintenance rear garden features a monoblocked area and an outhouse for additional storage. The fully monoblocked frontage provides off-street parking for two vehicles. Located in a peaceful area with excellent amenities and transport links nearby, this property offers a blend of comfort, convenience, and practicality.

"We feel that this property would work well as a family home due to lower monthly running costs, with the cheapest Council Tax available (Band A) and above-average Energy Efficiency for Scotland (EPC Rating C). Additionally, having been rented previously, it could make a great investment with all safety certificates in place (EPC, EICR, PAT, LRA, GSC, Lead Test, and compliant smoke alarms and fuse board). With a rental value of approximately £850 pcm, it would yield a positive 9%+ gross return if purchased at the Home Report value.

some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

Freehold Property

Council Tax Band: A

Factor Fee: N/A

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the

### Entrance Hall

12' 1" x 2' 1" (3.68m x 0.64m)

The entrance hall features a modern UPVC door and elegant wood laminate flooring. It is illuminated by a central light fixture and kept warm with a radiator. From here, you can access the bathroom, dining room, lounge, and rear hallways, as well as all the bedrooms. The space has been recently decorated, offering a fresh and inviting atmosphere.

### Family Bathroom

10' 0" x 5' 0" (3.04m x 1.53m)

The family bathroom features a side-view window, new vinyl flooring, and spotlights. It includes a chrome heated towel rail, a vanity sink, and a toilet. The bathroom is equipped with a mains shower over the bath, complete with a glass screen, and is finished with wet wall panels for a sleek, modern look.

### Dining Room

10' 0" x 6' 1" (3.06m x 1.85m)

This newly decorated dining room offers ample space for a table and chairs. It features an excellent storage cupboard, new vinyl flooring, spotlights, and fresh decor.

### Kitchen

8' 0" x 8' 0" (2.44m x 2.44m)

The kitchen boasts an abundance of storage and space for both a washing machine and dryer. It is equipped with a 4-ring ceramic hob, double oven, and features a wet wall splashback. The new vinyl flooring and spotlights add a modern touch. The kitchen is brightened by two windows, one of which is a large window offering a front view.

### Lounge

11' 0" x 14' 7" (3.36m x 4.45m)

This large, bright lounge features a large front window, wood laminate flooring, a central light fixture, and a radiator. It has been newly decorated, offering a fresh and inviting atmosphere.



### Bedroom One

The exceptionally large primary bedroom offers ample space for free-standing furniture and includes an area that could easily be converted into a dressing room. It has been newly decorated and features a window with a rear view, providing a bright and inviting atmosphere.

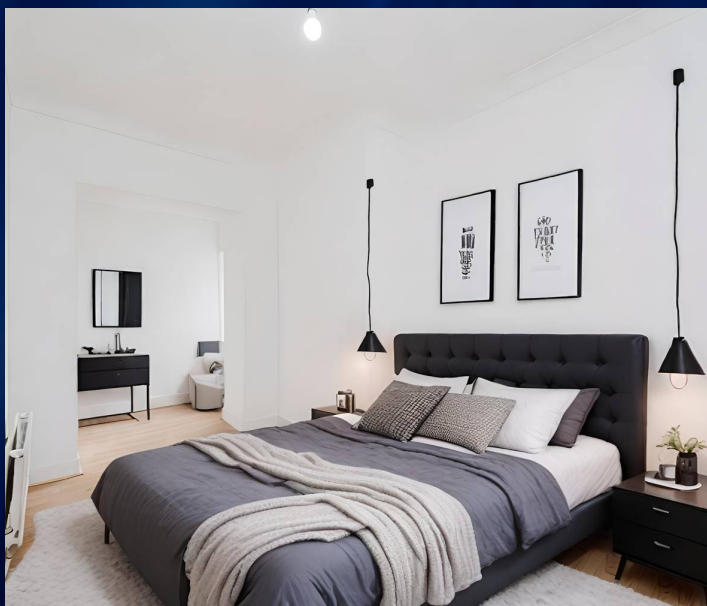
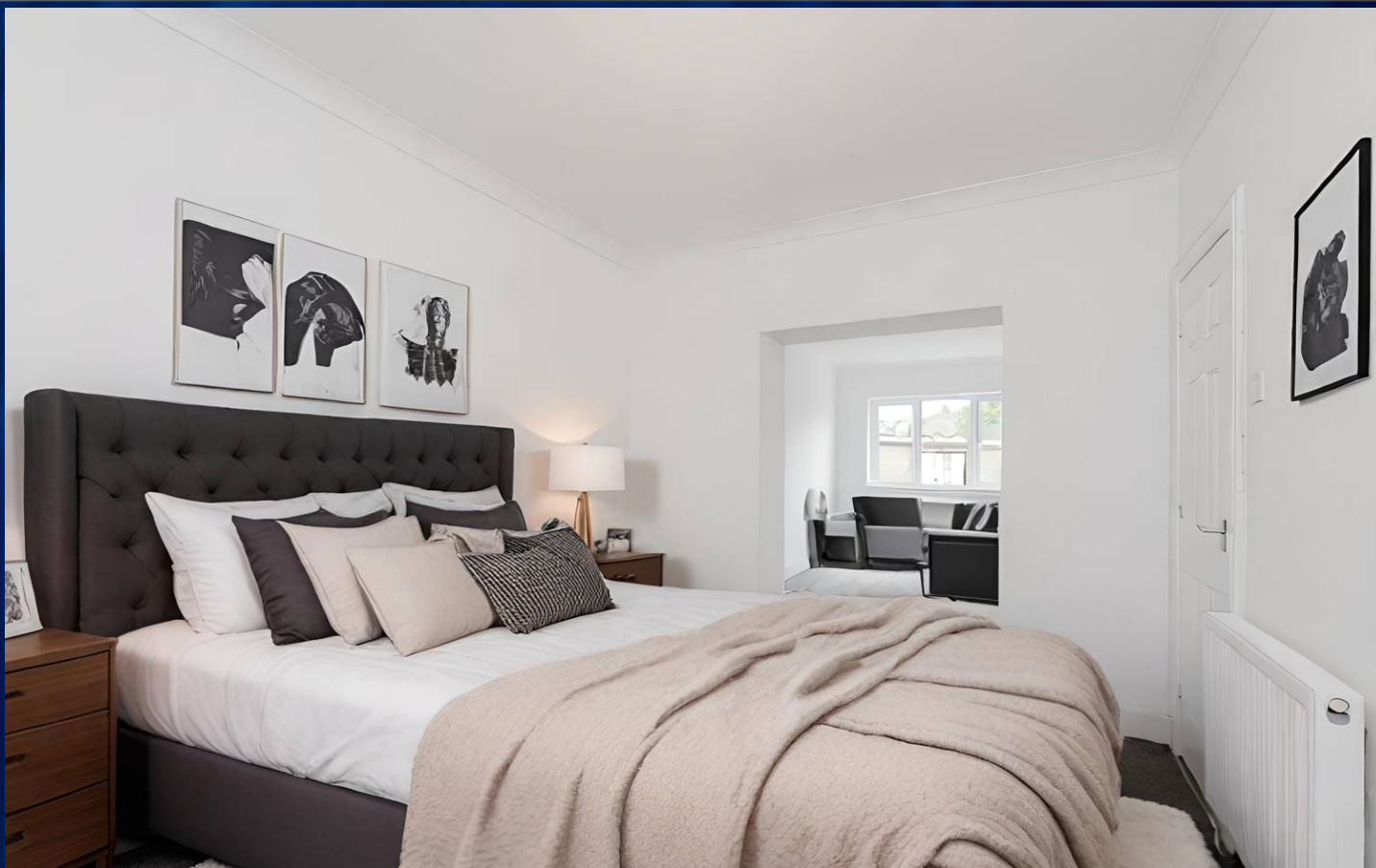
### Bedroom Two

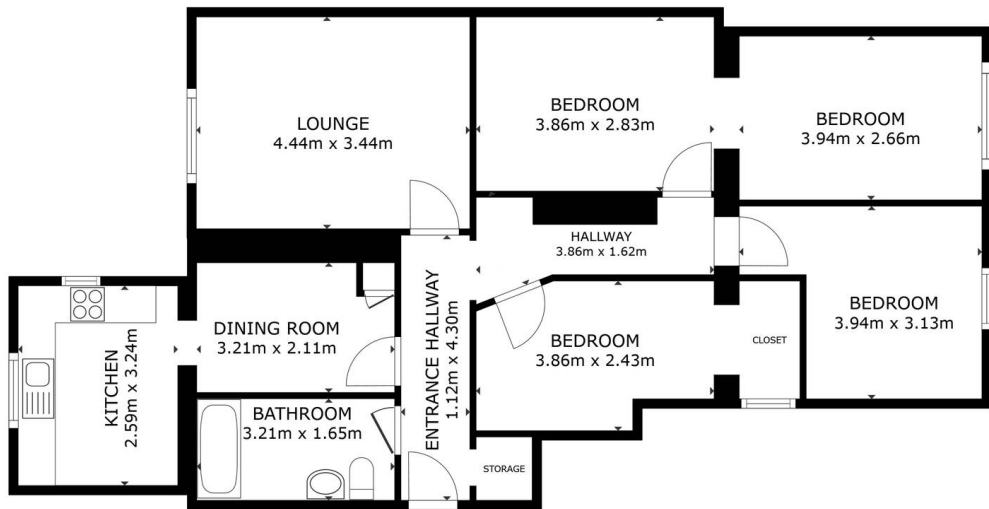
This spacious double bedroom offers plenty of room for free-standing furniture. It features wood laminate flooring, a central light fixture, a side window, and a radiator. Additionally, there is a recessed area providing extra space and functionality.

### Bedroom Three

9' 0" x 10' 0" (2.74m x 3.06m)

Bedroom Three is a newly decorated, spacious double room with carpet flooring and a central light fixture. It offers ample space for free-standing furniture and features a window with a rear view.





FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 96.7 m<sup>2</sup>  
TOTAL : 96.7 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**RE/MAX Property**

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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.