





This wonderful house is in a great location providing easy access to Livingston centre. A superb family home which would suit a family, investor, first time buyer or downsizer.

Livingston Village boasts nearby Eliburn Park, riverside and country walks and cycle paths, road links and a main line train station to both Edinburgh and Glasgow. It is also close to local amenities and is well served by bus services and is in catchment for the highly regarded Livingston Village Primary School. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town has easy access to the A71 and Edinburgh bypass and the M8 and the M9 network. The closest railway links are at Livingston North; a regular bus service operates to Livingston and Edinburgh from the village and Edinburgh Airport is only 10 miles away. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Front Garden and Garage

Welcoming you to this property with a lovely approach, created by a garden area with some paving and a driveway, with path leading to the house. Access to the rear garden can be gained from here and the driveway provides parking, with bay and on-road parking available. The garage has an up and over door with power and lighting.

Entrance Vestibule

0.978m x 0.978m (03'02" x 03'02")

A UPVC door with feature glazing invites you into the property. The décor begins with real wood flooring flowing from here to the lounge and neutrally painted walls. A ceiling light, a radiator and cloakroom hanging space completes this area.

Dining Lounge

6.767m x 3.035m (22'02" x 09'11") at maximum

This spacious room has been decorated with neutral paint to three walls, neutral paper to one feature wall and the real wood flooring transcending the two areas. The deep bay window to the front brings in lots of natural light and is complemented by two lots of ceiling lighting, with double glazed doors opening to the conservatory. The wall mounted electric fire creates a focal point to the room. A smoke detector, three radiators, a telephone socket, a television aerial and power points are supplied.

Kitchen

2.875m x 2.18m (09'05" x 07'02")

This contemporary room has an abundance of wall and floor mounted units with a modern gloss finish. The co-ordinating work surfaces blend with the décor of the room, which includes a tiled splashback, neutrally painted walls and tiling to the floor. There is a circular sink with drainer and mixer tap. The integrated electric oven, microwave, four ring induction hob, cooker hood, fridge-freezer, washing machine and dishwasher, will be included in the sale. Windows to the rear, overlook the garden and bring in natural light and there are recessed ceiling downlights, plus under unit lighting, to enhance this. A radiator, a heat detector and power points are provided.

Sunroom

3.687m x 2.754m (12'01" x 09'00")

A useful addition to the property, providing another all-year-round room, which could be utilised for a multitude of uses. The neutral décor continues with real wood to the floor and some painted brickwork. Lots of windows and double doors to the rear allow the natural light to stream in and provides access to the garden. Under floor heating, two wall lights, a smoke detector and power points are also available.



Stairs and Landing.

The neutral carpet to the stairs continues to the carpeted upper landing, with the walls finished in a neutral tone. There are recessed ceiling downlights, plus a lovely feature light over the stairs. Access to the attic, a power point, a radiator and a smoke detector are included.

Main Bedroom

3.010m x 2.660m (09'10" x 08'08")

The modern décor continues with one feature wall, neutral tones to the remaining walls and a sumptuous carpet to the floor. An abundance of storage is housed behind a three sliding door wardrobe. Located to the front, natural light enters via the window with a ceiling light enhancing this. A radiator and power points are supplied.

Second Bedroom

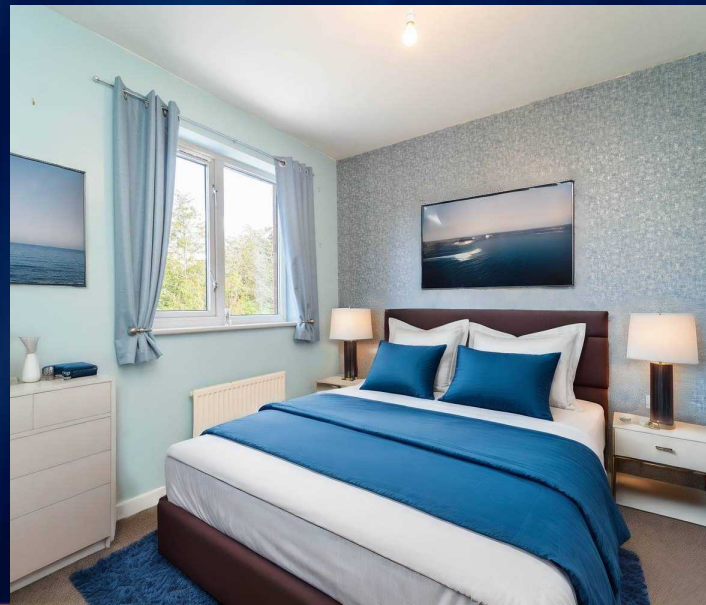
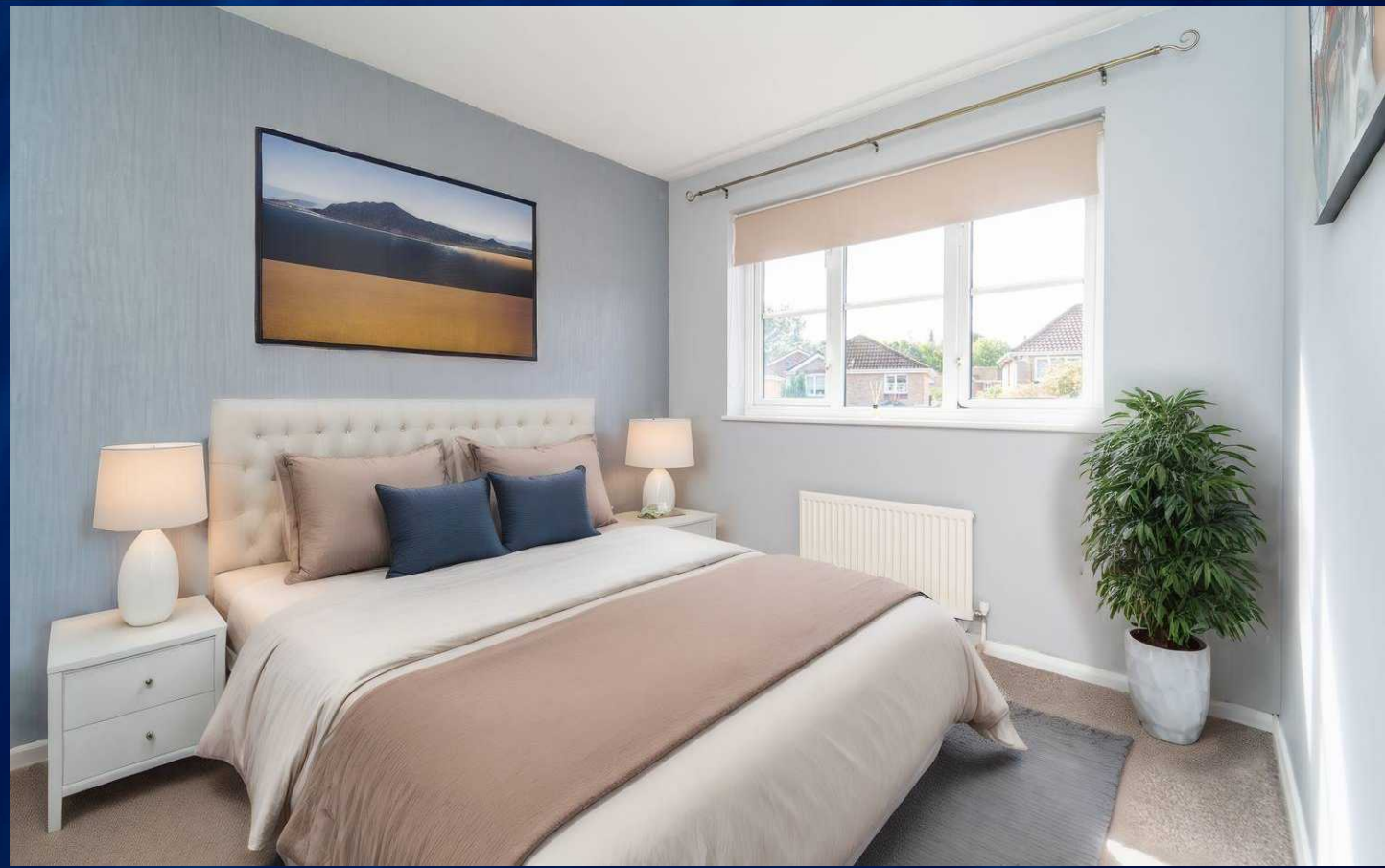
2.660m x 2.534m (08'08" x 08'03")

This delightful room has one feature wall, pale blue tones to the remaining walls and a carpet to the floor. A three sliding door wardrobe provides lots of hanging and shelving space. The rear facing windows bring in the natural light and there is a ceiling light. A radiator and power points are included.

Third Bedroom

2.742m x 2.435m (08'11" x 07'11") at maximum

This delightful room has a fully fitted carpet to the floor and neutral tones to three walls, plus a feature papered wall. The front facing window allows in natural light and a ceiling light complements this. A radiator, a television aerial socket and power points are all provided.



Shower Room

2.692m x 2.284m (08'10" x 07'05")

This recently upgraded room has a truly boutique feel with amazing lighting, including recessed ceiling downlights and LED light dots. An abundance of cupboards and shelving provide an amazing amount of storage. The walls have been completely tiled and there is herringbone flooring. The white suite includes a walk-in shower, with ceiling mounted rainfall shower head, a back to wall toilet and a vanity sink. The windows let in natural light with an extractor and a chrome ladder radiator finishing the room.

Rear Garden

This tiered garden provides the most spectacular outlook to the rear, being bordered by woodland. Designed to make the best use of the space, there is an inset paved area, ideal for sitting and relaxing. A decked area and a gravelled area also provide more seating options, whilst a pathway leads to the front of the property. The area is fully fenced on all sides plus some outside lighting. The storage unit will be included in the sale.

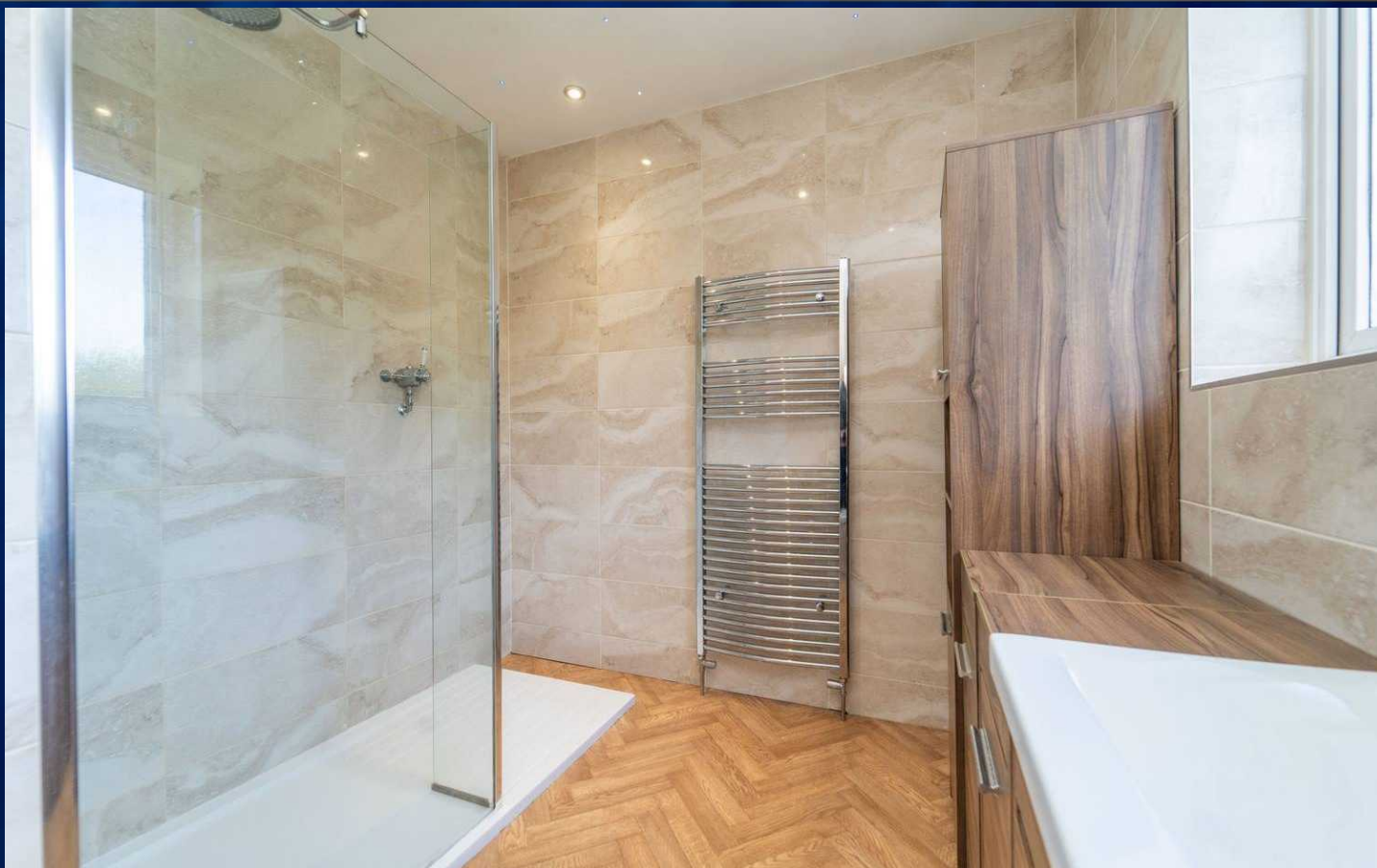
Additional Items

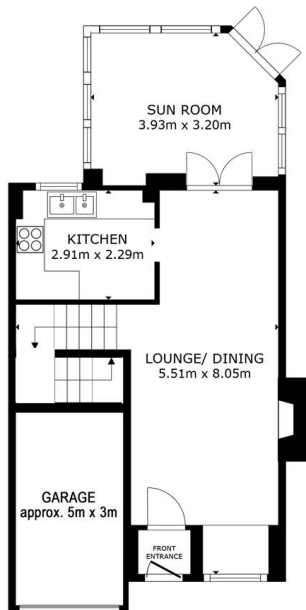
Tenure: Freehold. Council tax band: D. Factor fee: £12.50 per month. All fitted floor coverings and the kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

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.





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 45.0 sq.m. FLOOR 2 37.0 sq.m.
 TOTAL : 82.0 sq.m.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 45.0 sq.m. FLOOR 2 37.0 sq.m.
 TOTAL : 82.0 sq.m.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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.