





Derrick Mooney & RE/MAX Property are delighted to bring to the market this rarely available three double bedroom mid-terraced bungalow which offers a blend of space and style. Boasting ample spaced rooms, a modern kitchen, and a stylish bathroom, this property is perfect for those seeking comfort and convenience. The fully enclosed rear garden provides a private retreat, ideal for relaxation or entertaining. With Council Tax Band A, this residence presents a fantastic opportunity for families or professionals looking to settle in a vibrant community. Ample off-street parking allows for ease and convenience, ensuring that family and friends can visit without any hassle.

32 Darwin Street is an incredibly popular residential area of Craigshill, an area in the heart of Livingston. It is close to local amenities, including St John's Hospital, and is well served by bus services and schools. Nearby Livingston North is a mainline train station with frequent services to Edinburgh and Glasgow.

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 is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Council Tax band: A

Tenure: Freehold

Vestibule

6' 2" x 3' 1" (1.87m x 0.94m)

Access to the property is gained via an opaque glazed front door into the entrance vestibule which has been laid with a grey carpeted flooring. A multi pane glass door leads into the inner hall. The hallway has been laid with carpeted flooring and there's a wall mounted radiator.

Kitchen

This stylish kitchen has been laid with laminate style flooring, there's a window to the front of the property and a useful serving hatch to the lounge. Units have been fitted to floor and wall providing excellent storage, and there's a complementary work surface along with cooker and a stainless steel sink .

Hallway

Spacious hallway leading to lounge/diner, three double bedrooms , utility room and family bathroom.

Lounge/Dining Room

The spacious lounge/dining room has been laid with carpeted flooring, there's a large window to the rear of the property allowing an abundance of light to flood in and a door out to the rear garden. There's ample room for a range of free standing lounge and dining room furniture making this the ideal space to relax and entertain.

Bathroom

The sleek bathroom comprises of a WC, white vanity unit basin, bath, rain- shower and hand held shower a wall mounted towel radiator and with an opaque glazed window to the front of the property.

Utility Room

The separate utility room has been laid with grey laminate flooring, white units, a black sparkle work top with washing machine and washer drier. The roof space/attic can be accessed from this room.



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Double Bedroom

This large double bedroom has been laid with carpeted flooring. There's a window to the front of the property and a wall mounted radiator. Two standing bedroom units and a dressing table.

Double Bedroom

14' 11" x 8' 5" (4.56m x 2.56m)

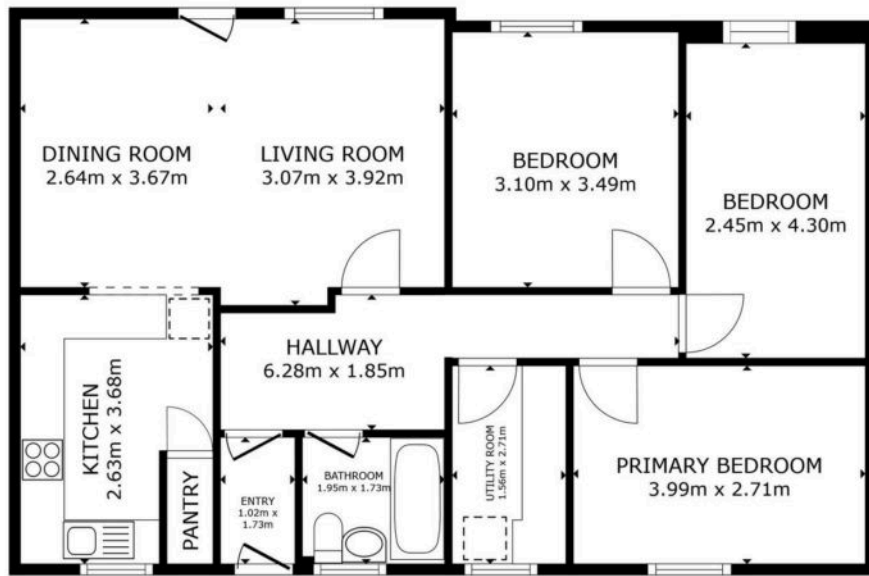
Very spacious double bedroom with a grey carpet along with neutral decor with a view to the rear garden.

Primary Bedroom

The primary bedroom has a window to the rear of the property with views to the large fully enclosed garden. The floor has been laid with grey carpeted flooring, triple wardrobe with a chest of drawers and there's a wall mounted radiator.

Rear Garden





FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 84.6 m²
TOTAL: 84.6 m²
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.