



33 Pentland Park, Craigshill, Livingston, EH54 5NR
Offers Over £170,000

RE/MAX Property

Excellent Four Bedroom Family Home with South Facing Garden!

Lauren Beresford and RE/MAX Property brings to market this rarely available four Bedroom Property situated in Pentland Park, Craigshill, Livingston, EH54 5NR. Comprising of: Lower & Upper Hallway, Lounge, Kitchen/Dining, Four double Bedrooms, WC, Shower Room, Garage and Front & Rear Gardens. The property benefits from generous storage throughout, gas central heating, double glazing and parking at the rear.

Pentland Park located in Craigshill is in a popular and mature residential district, situated to the east of Livingston Town Centre. It is close to local amenities and is well served by bus services and schools. It is within easy reach of the town centre, St John's Hospital and the Civic Centre. Livingston offers a great 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.

The Home Report and Virtual Tour is available on our website.

No Factor Fees

Council Tax Band B

Freehold Tenure





Landing

Size-2.98m x 1.01m

The landing gives access to a Bedroom on this level, a staircase to go upstairs and a staircase to go downstairs. The landing has one wall light, a side facing window, boiler with shelving above, painted walls and carpet flooring.

Bedroom

Size-3.46m x 2.97m

Double Bedroom located off of the entrance. There is one central light fitting, a front facing window, painted walls, one radiator and carpet flooring.

Upper Hallway

Upper Hallway giving access to Bedroom, Lounge and WC. There is one central light fitting, painted walls and carpet flooring. Additionally, there are wooden stair railings with shelving at the top.

Lounge

Size- 6.28m x 4.51m

Excellent sized L shape Lounge with a large rear facing window and a flexible layout. Around the room there is one central light fitting with wall lighting, wallpapered walls, two radiators and vinyl flooring.

Bedroom 1

Size-4.52m x 2.70m

Double Bedroom with one central light fitting, a rear facing window, wallpapered walls, one radiator and carpet flooring. There is a fitted wooden wardrobe which can be restored or taken down to open the space up.

WC

Size-1.33m x 1.03m

Newly fitted WC located beside the Lounge and Bedroom. Comprising of toilet and sink vanity. There is one central light fitting, part wet wall and painted walls, a front facing window and vinyl flooring.

Lower Hall

Size-3.25m x 1.28m

Lower Hall giving access to Kitchen, Shower Room and two double Bedrooms. There is one wall light, painted walls, one radiator and carpet flooring. There is wooden railing with shelving and a built-in storage cupboard.

Kitchen

Size-4.48m x 2.69m

Kitchen comprising of: Fitted wall and base units, worktops, space for white goods, space for freestanding cooker, and composite sink with mixer tap. There is one central light fitting, tile and painted walls, one radiator and vinyl flooring. Additionally, there is a front facing window, sliding doors leading out into the rear Garden and space for dining.

Shower Room

Size-1.23m x 0.79m

Newly fitted Shower Room comprising of toilet, sink vanity and walk-in shower with overhead mains operated shower. There is spotlighting, a front facing window, wet wall coverings, heated towel rail and vinyl flooring.

Bedroom 3

Size-3.93m x 2.92m

Double Bedroom with a rear facing window and a built-in shelved cupboard. There is one central light fitting, painted walls, one radiator and vinyl flooring.

Bedroom 4

Size-3.29m x 2.17m

Double Bedroom with side and rear windows, along with a built-in shelved cupboard. There is one central light fitting, painted walls, one radiator and carpet flooring.

Front Garden

Private Garden with fence surround and metal gate. There is a gravelled area with shrubbery, patio area, slabbed path and external cupboard.

Rear Garden

Private South facing rear garden with fence surround and exit via gate. There is a slabbed patio area, flower beds, washing area, space for bins, gravelled areas and access to the Garage.

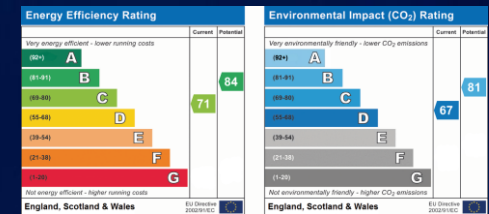
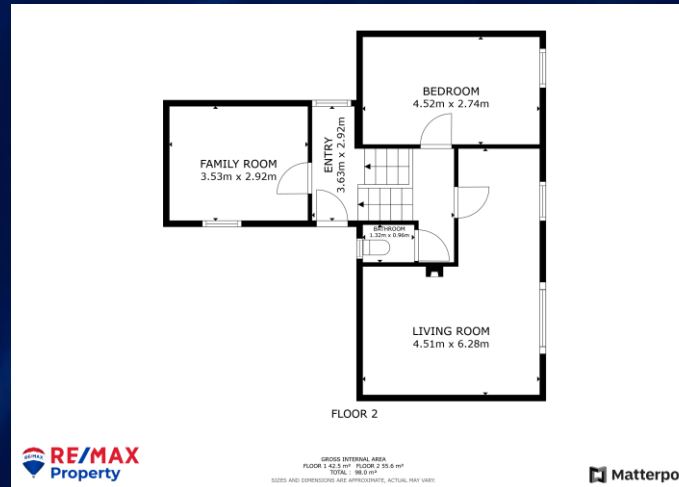
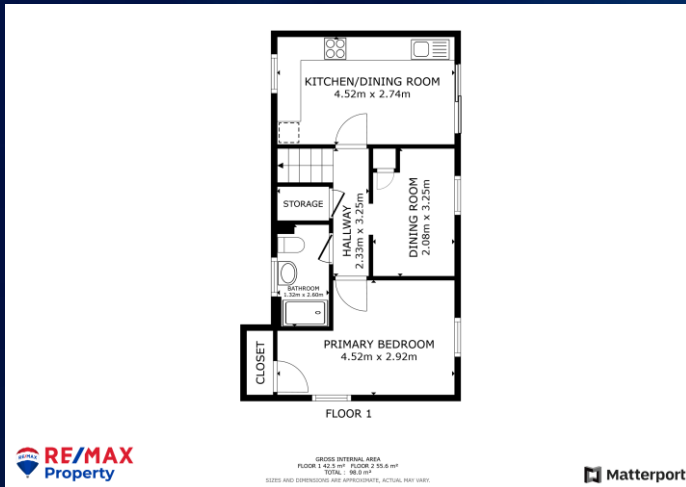
Garage

Door entry from rear Garden, along with up and over door at the front of the Garage.



RE/MAX Property

"Nobody in the world sells more property than RE/MAX"



RE/MAX Property

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