







A wonderful one bedroom second floor apartment, walking distance to town centre. This walk in property would make an ideal purchase for an individual, couple or investor. Lorna MacDonald and RE/MAX Property delighted to offer to the market this home in Columbia, Livingston, EH54 6PR.

The location is ideal, with the local neighbourhood offering a wide variety of amenities. Being centrally located in Livingston, it is a short walk to The Centre and Livingston Designer Outlet Centre, where there is a vast array of facilities, including: a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services, as well as many supermarkets. St. Johns Hospital is also within short walking distance. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North and South railway station are easily accessible. There is a bus stop at the entrance to the street for convenient public transport access. There are several pleasant walks locally in Howden Park and within the surrounding countryside. Nursery, primary and secondary schooling is also locally located.

#### **Entrance Hallway**

Entrance to the building is through a secure wooden and glass door, leading along the carpeted corridor to the wooden door of the property. The modern décor begins in the vestibule with neutral painted walls and laminate to the floor. A ceiling light finishes this area. Neutral painted walls and carpet to the floor decorate the hallway. There is a cupboard for storage found in the hall. There is a ceiling light, an intercom handset, a smoke detector, a storage heater and power points to complete this area.

#### **Lounge**

13' 6" x 11' 11" (4.12m x 3.63m)

This inviting social space is decorated with carpet to the floor, magnolia painted walls and a feature mocha wall. A large window to the front of the property allows in lots of natural light. A ceiling light, a storage heater, a smoke detector, power points, and a tv aerial point are also provided.



### Kitchen

9' 9" x 10' 2" (2.98m x 3.11m)

The welcoming kitchen has several wall and floor mounted units with cream frontages which are complimented by light wood effect work surfaces and green tiled splashback. The décor is finished with neutral painted walls and cream tile effect vinyl to the floor. There is an under counter oven, a built in four ring electric hob, a built in extractor hood, an under counter washing machine, an under counter fridge and counter top freezer, which will be included in the sale. The sink area comprises of a mixer tap over a stainless steel sink and half with drainer. The window to the rear allows in natural light and is further complemented by a ceiling light. A storage heater, power points and a heat detector complete this room.

### Bedroom

9' 11" x 12' 1" (3.02m x 3.68m)

A wonderful room which is finished with mainly magnolia and a purple painted walls and carpet to the floor. The window to the rear allows in natural light and is complemented by a ceiling light. A large built in wardrobe provides an abundance of hanging and shelving space. A radiator, power points and a tv aerial point complete the room.

### Bathroom

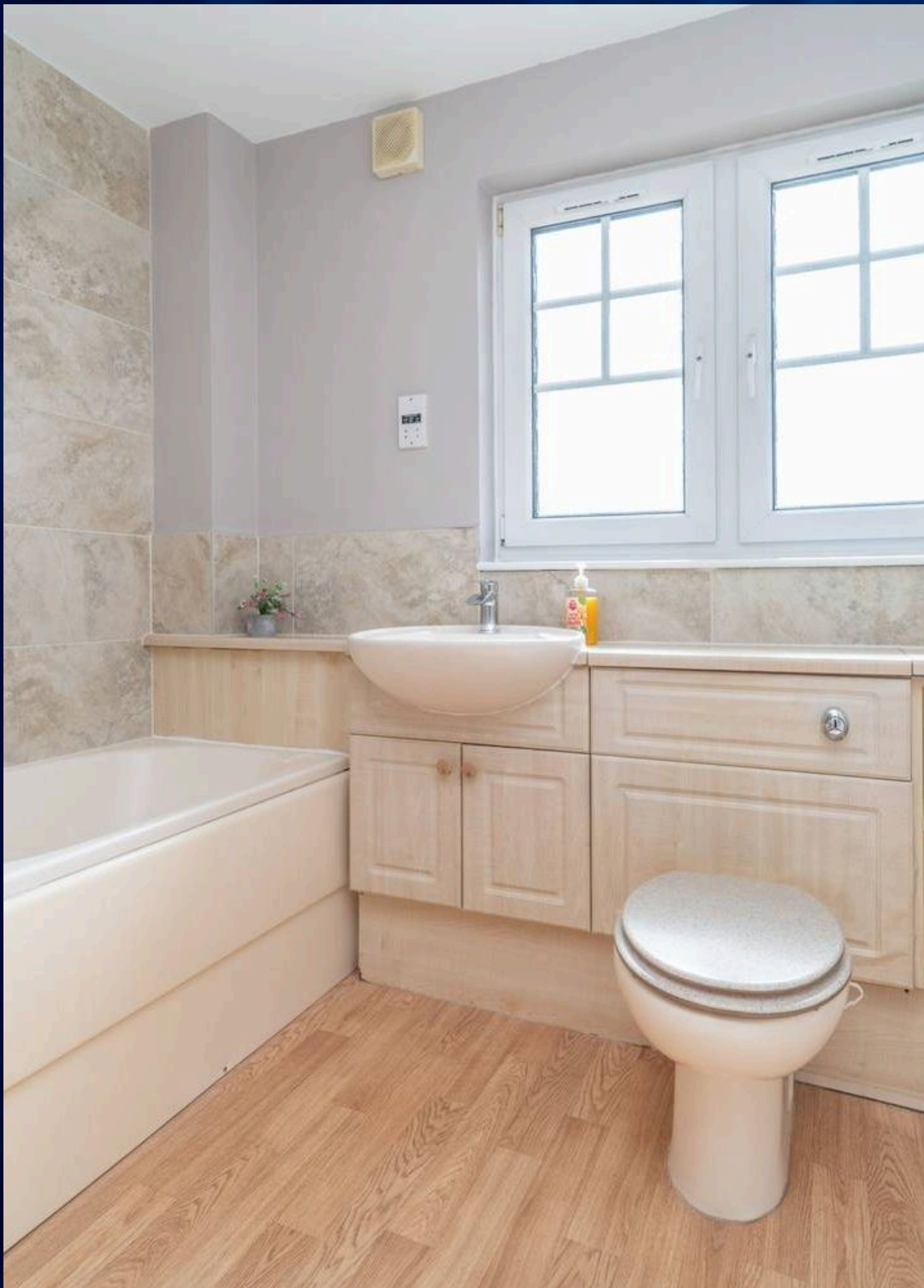
9' 9" x 10' 2" (2.98m x 3.11m)

A serene bathroom featuring a 3-piece suite, including a bath with a mains shower overhead, a built in vanity unit with in built sink, and a back to wall toilet. Tiles surround the bath and vanity splashback, while the remaining walls are painted. Wood effect vinyl flooring adds a touch of sophistication. A large cupboard offers ample storage, and natural light floods in from the front window. A ceiling light, shaver socket, extractor fan, and an electric heater are also provided.

### External area

There is an abundance of parking to the front, bike racks to the rear, and shared green space surrounding the property.





#### **Additional Items**

All fitted floor coverings and kitchen appliances mentioned, will be 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 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 : 50 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>	81	84
(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		
England, Scotland & Wales		
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>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		





## 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.