





A wonderful two double bedroom second floor apartment, walking distance to Livingston North Station. 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 Swallow Brae, Livingston, EH54 6GZ.

The location is ideal, with the local amenities nearby. Well positioned to take advantage of all levels of schooling and College, and within easy reach of Livingston Centre, providing a selection of supermarkets, restaurants, bars, sporting and recreational facilities. A fantastic area to be connected to transport links locally and into Edinburgh with buses, and easy to reach motorway network. Edinburgh International Airport is a short journey away, and Livingston North train station is within walking distance.

Entrance Hallway

Entrance to the building is through a secure glazed wooden door, leading along the carpeted corridor to the wooden door of the property. The modern décor begins with white painted walls and carpet to the floor. There is a large cupboard for storage found in the hall. There are two ceiling lights, a smoke detector, a radiator, an intercom handset, and power points to complete this area.

Lounge

13' 4" x 13' 0" (4.06m x 3.96m)

This inviting social space is decorated with carpet to the floor, white painted walls and a blue painted wall. Dual aspect windows allow in lots of natural light. A ceiling light, a smoke detector, a radiator, and power points are also provided.

Kitchen

13' 4" x 6' 4" (4.06m x 1.93m)

The practical kitchen has several wall and floor mounted units with wood effect frontages which are complimented by light grey laminate work surfaces and cream tiled splashback. The décor is finished with white painted walls and cream tiles to the floor. There is an under counter oven, a built in four ring electric hob, a built in extractor hood, an integrated fridge freezer and an under counter washing machine, which will be included in the sale. The sink area comprises of a mixer tap over a stainless steel sink and half with drainer. A window allows natural light into the room and a ceiling light further illuminates the space. A heat detector, a further extractor fan, a radiator and power points complete this room.

Bathroom

7' 3" x 6' 9" (2.21m x 2.05m)

The bathroom features a classic white three piece suite, including a bathtub with an electric shower overhead, a pedestal sink, and a close coupled toilet. Crisp white tiling surrounds the bath area and continues on the walls and across the floor, while the remaining walls are painted in a soft light blue. A window allows natural light to brighten the space, complemented by practical touches such as a ceiling light, extractor fan, and wall mounted fan heater for added comfort and convenience.

Primary Bedroom

10' 10" x 9' 5" (3.31m x 2.86m)

A wonderful room which is finished with white painted walls and carpet to the floor. The window to the front allows in natural light and is complemented by a ceiling light. A built in wardrobe provides an abundance of hanging and shelving space. A radiator and power points complete the room.

Bedroom Two

13' 4" x 6' 7" (4.06m x 2.01m)

The delightful second bedroom is finished with white painted walls and carpet to the floor. The window allows in natural light and is enhanced by a ceiling light. A built in wardrobe provides hanging and shelving storage space. A radiator and power points finish off this space.

External area

There is an abundance of parking to the front.





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

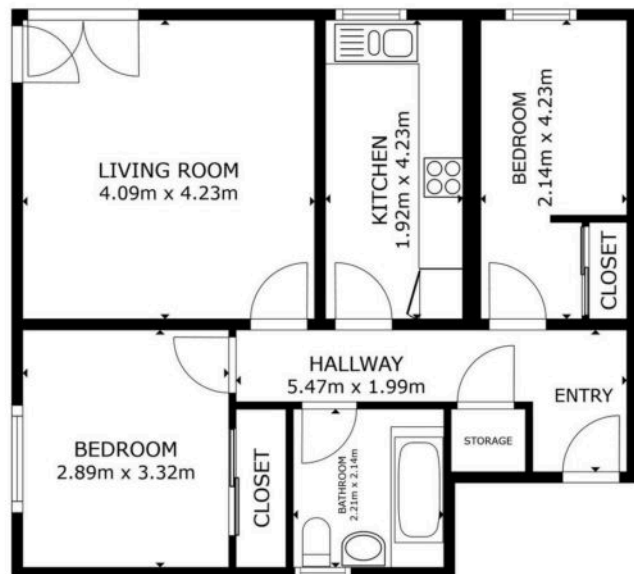
Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

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.



FLOOR PLAN

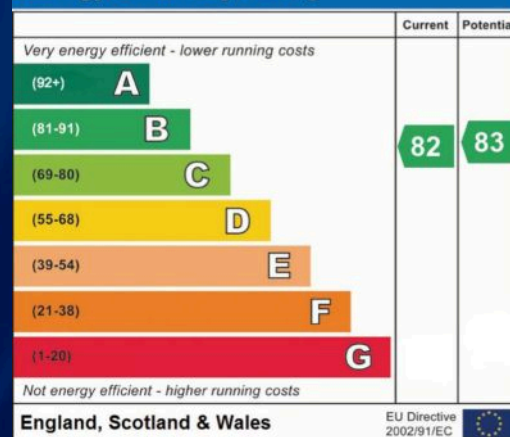


GROSS INTERNAL AREA
FLOOR PLAN 61.3 m²
TOTAL: 61.3 m²

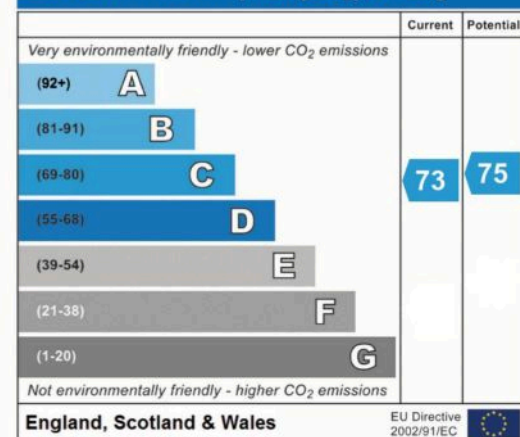
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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.