







A wonderful two double bedroom top 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 Waverley Crescent, Livingston, EH54 8JP.

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 grey painted walls and carpet to the floor. A cupboard for storage is found in the hall. There are downlights, a smoke detector, a radiator, an intercom handset, power points and an attic hatch to complete this area.

#### **Lounge**

12' 5" x 13' 2" (3.79m x 4.02m)

This inviting social space is decorated with carpet to the floor and grey painted walls. A bay window allows in lots of natural light and provides tree top views. A ceiling light, a smoke detector, a radiator, and power points are also provided.

#### **Kitchen**

9' 5" x 10' 0" (2.86m x 3.06m)

The practical kitchen has several wall and floor mounted units with white frontages which are complimented by light grey laminate work surfaces and white tiled splashback. The décor is finished with grey painted walls and vinyl to the floor. There is an under counter oven, a built in four ring electric hob, a built in extractor hood, a tall 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

6' 6" x 6' 7" (1.97m x 2.01m)

The bathroom is fitted with a classic white three piece suite, comprising a bathtub with an overhead mains shower, a built-in vanity unit with an integrated sink, and a back to wall toilet. Wet wall panelling surrounds the bath and splashback area, while black tile effect vinyl flooring adds a modern touch. The remaining walls are painted in a soft light grey, creating a clean and calming atmosphere. A window allows natural light to fill the room, enhanced by thoughtful features including recessed downlights, an extractor fan, a shaver socket, and a wall-mounted fan heater for added comfort and practicality.

### Primary Bedroom

10' 7" x 9' 3" (3.23m x 2.82m)

The delightful second bedroom is finished with grey 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.

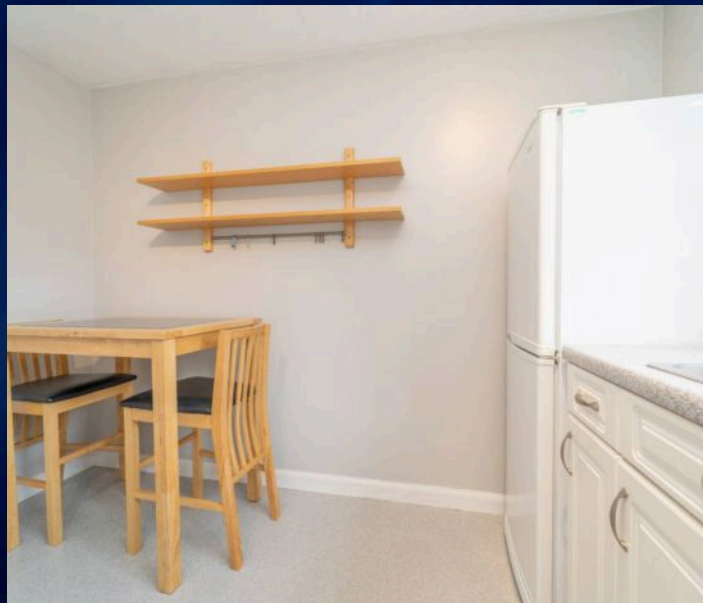
### Bedroom Two

9' 0" x 10' 0" (2.74m x 3.04m)

A wonderful room which is finished with light grey painted walls and carpet to the floor. The window 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.

### External area

There is an abundance of parking to the side.



### 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

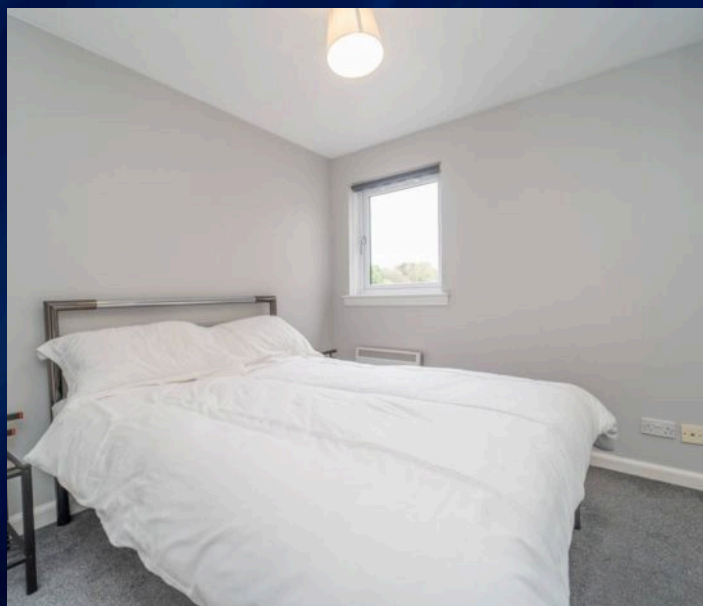
Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

### 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 55.4 m<sup>2</sup>  
TOTAL: 55.4 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>		
(55-68) <b>D</b>		60
(39-54) <b>E</b>	47	
(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>		
(55-68) <b>D</b>		64
(39-54) <b>E</b>	52	
(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

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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.