



RE/MAX Property



94 Leven Walk, Craigshill, Livingston, EH54 5AN
Offers Over £65,000



Spacious Ground Floor Apartment with Private South-Facing Garden - No Onward Chain!

****Jespersion Construction – Please note that Halifax will only lend to this property****

Lauren Beresford and RE/MAX Property brings to the market this two Bedroom Ground Floor Apartment situated in Leven Walk, Craigshill, Livingston, EH54 5AN. Comprising of: Hallway, Lounge, Kitchen, Two Bedrooms and Bathroom. The property benefits from gas central heating, double glazing, private rear garden and shared parking.

Leven Walk 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 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.

Freehold Tenure.

No Factor Fees.

The Home Report can be downloaded from our website.

Hallway

Size-(3.90m x 0.90m) (4.75m x 1.70m)

The Hallway gives access to the Lounge, Kitchen, Bathroom and two Bedrooms. The Hallway has two central light fittings, painted wallpaper, one radiator and laminate flooring. There is a walk-in cupboard space and a shelved built-in cupboard for storage.

Lounge

Size- 4.87m x 3.09m

Good sized Lounge with French doors which open out to the rear garden. Around the room there is one central light fitting, wallpapered and painted walls, one radiator and vinyl flooring.

Kitchen

Size-3.57m x 3.07m

Kitchen comprising of: Fitted wall and base units, extractor fan, worktops, space for white goods, integrated electric hob, integrated oven and stainless-steel sink with mixer tap. There is one central light fitting, front facing window, partially tiled and painted walls, space for dining, one radiator and linoleum flooring.

Bathroom

Size- 2.63m x 1.52m

Three-piece Bathroom comprising of toilet, sink, and bath with overhead electric shower. There is one central light fitting, tile and painted walls, front facing opaque window with shelf underneath, one radiator and vinyl flooring.

Bedroom 1

Size-3.97m x 3.58m

Excellent sized double Bedroom located at the rear of the property with sliding door built-in wardrobe spaces. There is one central light fitting, wallpapered and painted walls, one radiator and carpet flooring.

Bedroom 2

Size-3.00m x 1.88m

Bedroom located at the front of the property with built-in wardrobes (doors are required). There is one central light fitting, wallpapered walls, boiler, carpet flooring and one radiator.

Front

Main door entrance to property. There are graveled areas either side of the front door. There is plenty of shared parking available.

Rear Garden

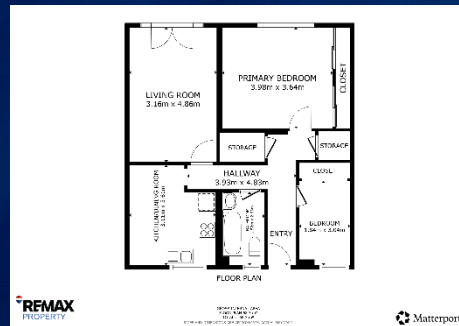
Private South facing rear garden with fence and hedge surround and exit via gate. There is grass, artificial grass, gravelled area, path and shared plenty of parking for residents of Leven Walk.





RE/MAX Property





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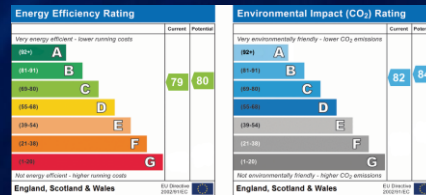


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