





Derrick Mooney & RE/MAX Property are delighted to welcome you to this charming 3-bedroom detached house tucked away in a sought-after location! As you step inside, you'll be greeted by a spacious lounge dining room, perfect for relaxing or entertaining friends and family. The property also boasts the essential garage for all your storage needs.

You'll love the picturesque fully enclosed landscaped rear garden, ideal for enjoying a morning cup of coffee or hosting summer BBQs. With a private driveway, parking will never be an issue.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Conveniently situated near local schools, shops, parks, and excellent transport links, this property ensures that all essential amenities are within easy reach, making it an ideal choice for families seeking a comfortable, well-connected living environment.

Lounge/Dining Room

24' 7" x 14' 3" (7.50m x 4.35m)

Impressive sized lounge/dining room comprising of a new soft carpet flooring, electric fireplace, neutral decor, floor to ceiling dual aspect windows facing to the front garden and double patio door leading out to the fully enclosed picture view rear garden.

Kitchen

11' 0" x 9' 5" (3.36m x 2.88m)

This delightful kitchen oozes character and charm which has ample wall and floor base units with white frontages and co-ordinating work surfaces. Decorated with painted walls, tiled splashbacks and vinyl flooring. There is a large internal cupboard and an exit door leading to the side of the property gaining access to the garage.

Double Bedroom

12' 5" x 11' 7" (3.78m x 3.52m)

This delightful double bedroom is tastefully decorated with grey painted walls, a fashionable feature wallpapered wall and a soft plush carpeted floor. It also benefits from an integrated wardrobe, providing ample hanging and shelving space for convenient storage.

Double Bedroom

10' 8" x 9' 3" (3.25m x 2.81m)

Another good sized double bedroom decorated with white crisp walls, a grey carpet, an internal cupboard and a large window with views to the beautiful rear garden.

Bedroom

8' 10" x 8' 8" (2.69m x 2.63m)

The ample sized third bedroom positioned to the front, comprises of a soft plush carpet, neutral decor and a large window overlooking the front garden and private driveway.

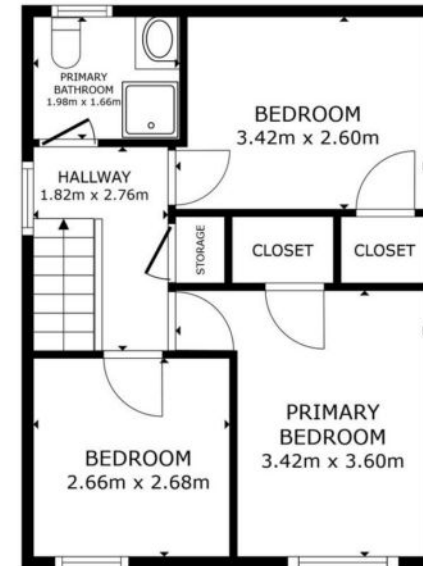




FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 39.6 m² FLOOR 2 39.1 m²
TOTAL: 78.6 m²

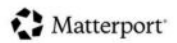
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 39.6 m² FLOOR 2 39.1 m²
TOTAL: 78.6 m²

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RE/MAX Property

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