



Livingston | Almondvale Lane | Fixed Price £145,000

A modern 2 bedroom first floor apartment in a great location. Move-in ready with the added luxury of an en suite shower room.



Welcome to 10 Almondvale Lane, an exemplary first-floor apartment nestled in the vibrant heart of Livingston, West Lothian. This modern sanctuary is an absolute gem, ideal for any first-time buyer.

As you step into this charming abode through the security entry system, you are greeted by a spacious entrance hallway, replete with a generous storage solution and access to all accommodation. The hallway boasts elegant laminate flooring that ushers you into the various realms of comfort within.

The heart of the apartment is the inviting lounge, bathed in natural light streaming through large windows. Here, you can unwind in an oasis of tranquillity with space aplenty for relaxation, set against a backdrop of neutral light grey walls and contemporary laminate flooring.

The well-equipped fitted kitchen, showcases cream base and wall units complemented by sleek worktops and a stylish splashback. With an integrated oven, hob, and hood, plus ample space for your fridge/freezer and washing machine, this kitchen is ready for your culinary adventures all set on striking plank effect vinyl flooring.



Retreat to the master bedroom, a sanctuary of calm with fitted wardrobes, an additional store cupboard, and the luxury of an en-suite featuring a modern white suite with shower cubicle. Bedroom 2 is equally impressive, a generous double with room for furnishings, ensuring both sleeping spaces are as comfortable as they are practical, with consistent laminate flooring throughout.

The main bathroom does not disappoint, providing a serene space with a white suite, vanity storage, and grey vinyl flooring, perfect for soaking away the stresses of the day.

Outside, ample parking is available for both homeowners and visitors, completing this attractive proposition.

10 Almondvale Lane offers convenience, style, and a prime location close to commuter links. It's an ideal first-time purchase, and early viewing is advisable.





Location:

Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty. Livingston provides the ideal place to work and live, boasting two modern shopping centres which house all the major high street retailers. There are of course excellent local nurseries, primary and secondary schools as well as doctor and dental practices. This development is perfectly placed for easy access to the M8 Motorway network. Livingston has 2 train stations offering regular services to both Edinburgh and Glasgow.

Extras:

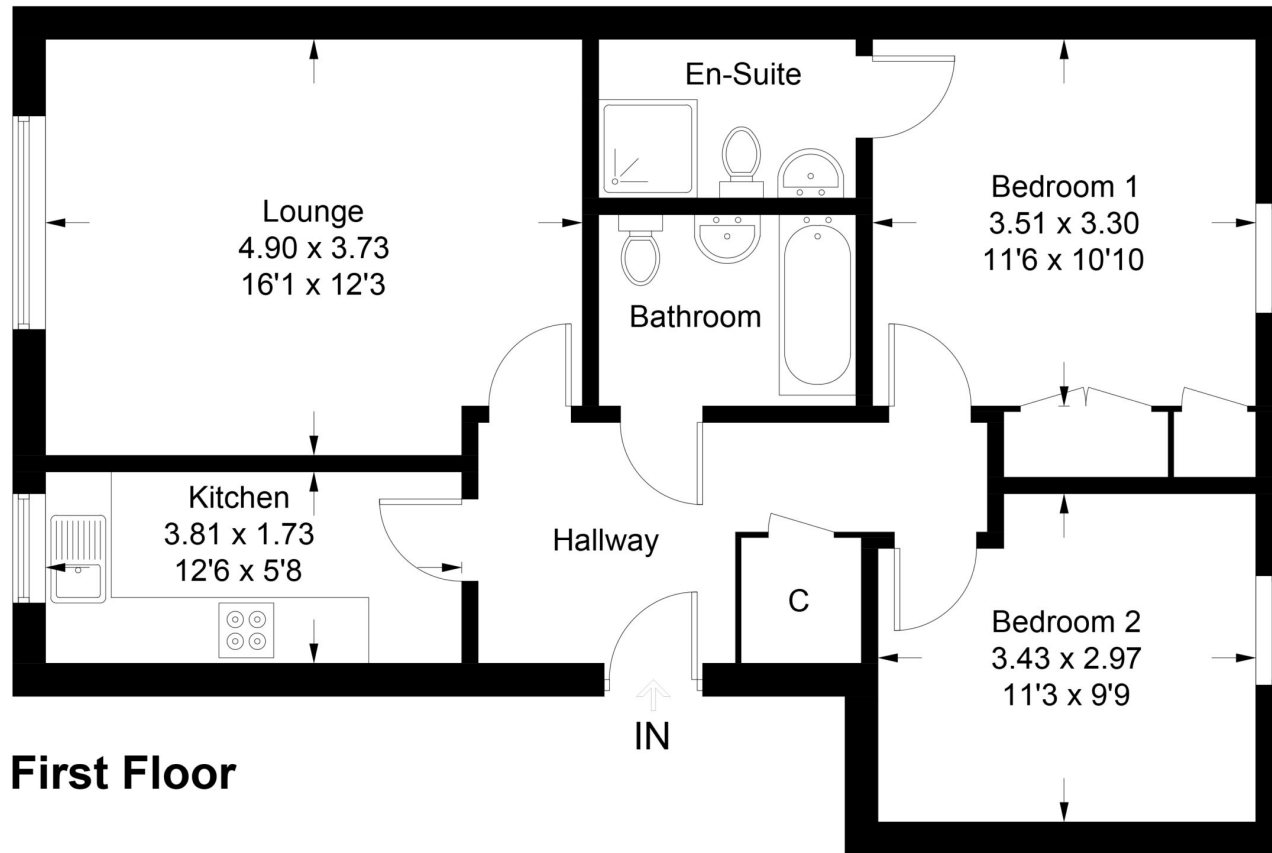
Floor coverings, light fittings, integrated oven and hob, free standing washing machine and fridge/freezer.

The furniture is available by a separate negotiation.



10 Almondvale Lane, Livingston

Approximate Gross Internal Area = 68.1 sq m / 733 sq ft



First Floor



All Enquiries

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Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.