



AB Properties

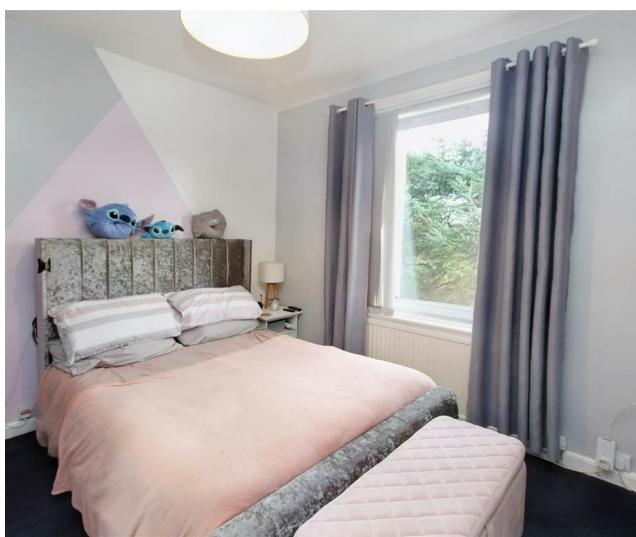


36 Mooreland Gardens
Addiewell, West Calder, EH55 8JD

Offers over £89,995







Generous four-bedroom upper apartment situated within a popular residential area of Addiewell.

Entry is via a private door and stairwell. The apartment itself boasts well-proportioned accommodation arranged over one level comprising of a welcoming entrance hallway, a spacious lounge, a contemporary fitted kitchen, and a stylish bathroom. There are also four double bedrooms; two of the bedrooms have storage cupboards.

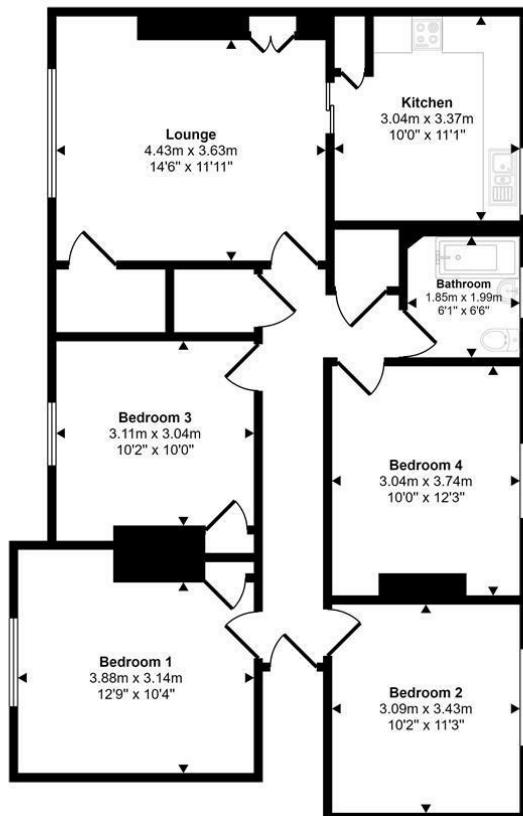
Additionally, the property benefits from gas central heating and double glazing.

Externally there is a private garden to the rear of the property which is primarily laid to lawn. There are also ample on-street parking spaces.

Addiewell is an idyllic village situated in the heart of West Lothian with excellent road links to the M8, M9 and A71 and a train station with regular services running to Edinburgh and Glasgow. The village has some local amenities, a post office, two primary schools and a good bus service. Nearby West Calder boasts a wider range of amenities including medical and dental practices, shops, restaurants and bars.

Around 7 miles from Addiewell lies the town of Livingston. Livingston offers a superb selection of services 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.

Approx Gross Internal Area
97 sq m / 1045 sq ft

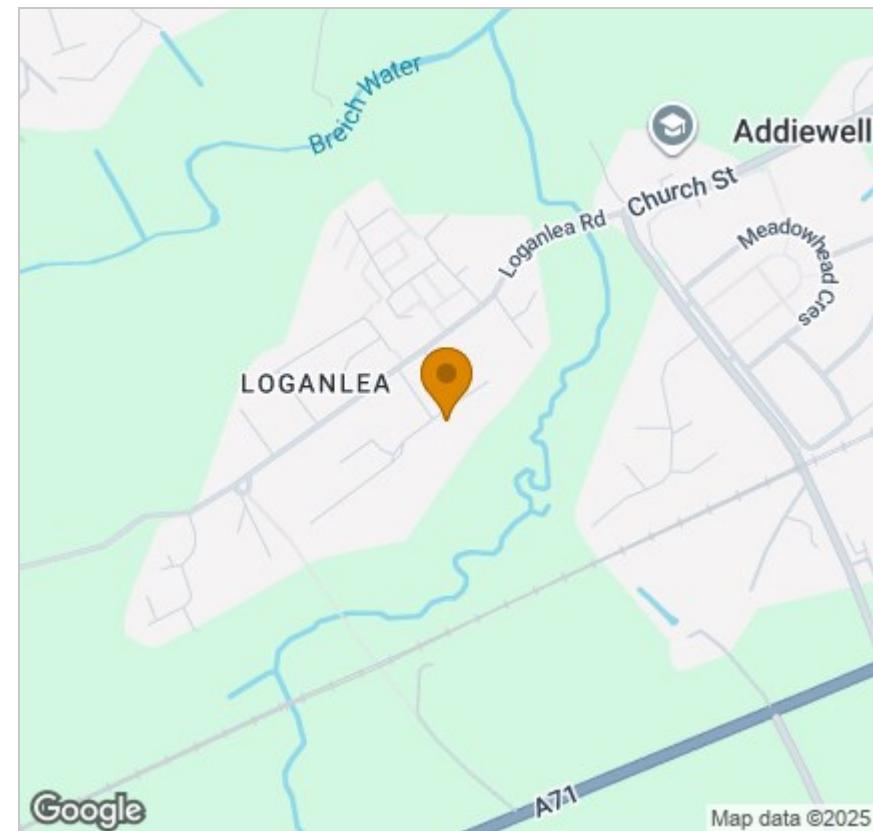


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our AB Properties Office on 01555 660077
if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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