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Solicitors and Estate Agents

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KIRKFIELD WEST
LIVINGSTON VILLAGE, EH54 7BD



OFFERS OVER £250,000

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KIRKFIELD WEST LIVINGSTON VILLAGE, EH54 7BD

Seldom available, this well-maintained, detached bungalow enjoys a corner plot and offers flexible accommodation.

A uPVC door with feature glass panel leads to the hall which gives access to the main apartments. There is a cupboard housing the boiler and a hatch to the attic space.

The living room / dining room is brightly situated to the front with a window offering open aspects and has ample space for freestanding furniture. The electric fire and surround are included in the sale.

An arch leads through to the modern kitchen which is fitted with a range of wall and base units with 1.5 stainless steel sink and drainer, complementary worksurfaces and upstand. The ceramic hob, oven, extractor hood, fridge/freezer, washing machine and the integrated dishwasher are included in the sale but are not warranted. Window to front.

There are 3 bedrooms to the rear.

Bedroom 1 has ample space for freestanding furniture and a built-in wardrobe. A window gives views to the garden.

Bedroom 2 has space for freestanding furniture and a window to the rear. The wardrobe is included in the sale.

Bedroom 3 has the flexibility of use as a bedroom or snug, with French doors which open out to the garden.

The wet room completes the accommodation and has a wash hand basin, WC and Galaxy Aqua shower with wet wall panelling. High level window to side.

ACCOMMODATION

Hall
Living room / dining room
Fitted kitchen
3 bedrooms, wet room

Gas central heating
Double glazing

EXTRAS

All fitted carpets, floor coverings, curtains, blinds, electric fire and surround, the white goods as specified and the wardrobe in bedroom 2 are included in the sale.

GARDEN

There are gardens to the front and rear of the property. The low maintenance garden to the front is chipped with pretty shrub planting.

The rear garden is laid to lawn with a circular patio area and mature shrub planting. Gate to side.





GARAGE AND DRIVEWAY

There is a detached garage with up and over door, power and light. Window to side and door to garden. The driveway provides off-street parking.

SITUATION

Livingston is ideally situated for commuters with excellent links to Edinburgh and Glasgow via A71 and M8/M9 motorway network as well as frequent buses and trains. It has good nursery, primary and secondary schools as well as West Lothian College.

The town centre provides an extensive range of shops at The Centre and Livingston Designer Outlet together with supermarkets, retail parks and restaurants.

For recreation, there are sport and leisure centres and Almond Valley Heritage centre with woodland walks and parks to enjoy.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

WHAT3WORDS
backs.craft.desire

OTHER

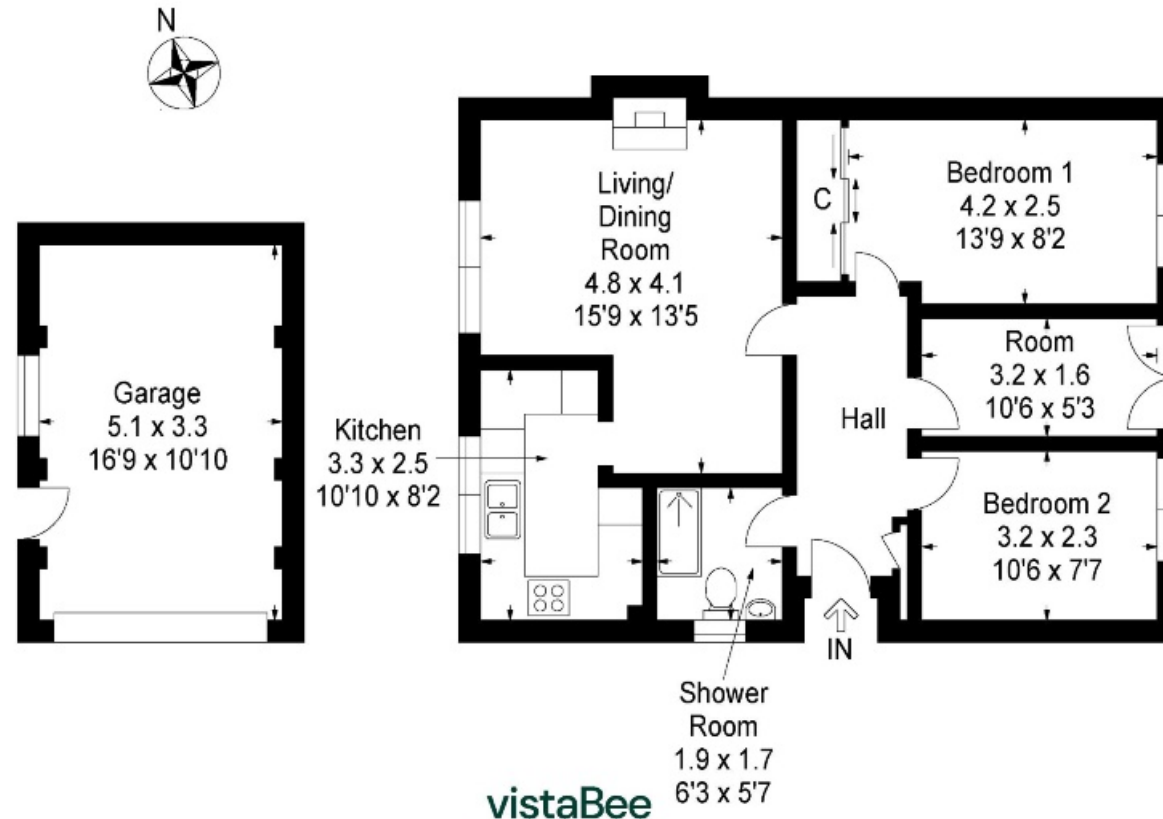
COUNCIL TAX BAND: C

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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We can open doors for you

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