

Peterkin & Kidd

Solicitors and Estate Agents

82

LEVEN WALK

CRAIGSHILL, LIVINGSTON, EH54 5AN



FIXED PRICE £125,000

82

LEVEN WALK CRAIGSHILL, LIVINGSTON, EH54 5AN

* PLEASE NOTE THIS HOUSE IS OF NON-STANDARD CONSTRUCTION (JESPERSEN). IF A MORTGAGE IS REQUIRED, PLEASE CHECK WITH YOUR LENDER AND SOLICITOR BEFORE SUBMITTING ANY OFFER.*

Situated in an established area of the town, this 3 bedroom mid terraced villa offers flexible space and would now benefit from upgrading throughout. The property is being sold as seen but also offers great potential.

HALL

The property is accessed via a uPVC door with glazed panel which leads to the hall and ground floor accommodation. Storage is provided with a large understair cupboard and a carpeted staircase leads to the upper floor.

LIVING ROOM

This bright and spacious living room is situated to the rear of the property with views over the garden. The rear porch has a door which leads to the garden.

FITTED BREAKFASTING KITCHEN

Fitted with a range of wall and base units with stainless steel sink and drainer, co-ordinating worksurfaces and splashback. The gas cooker and washing machine are included in the sale but are not warranted. There is a window to the front and a cupboard to the rear with a recess housing the fuse box and electricity meter.

UPPER HALL

Stairs lead to the upper floor with a large over stair cupboard and a shelved linen cupboard.

BEDROOMS

There are three spacious bedrooms, one to the front and two to the rear.

WET ROOM

Part-tiled and fitted with a white two-piece suite comprising wash hand basin and WC. Wall-mounted Mira Advance shower with wet wall panelling, curtain and rail. Window to front.

ACCOMMODATION

Hall
Living room
Fitted breakfasting kitchen
Rear porch
3 bedrooms
Wet room

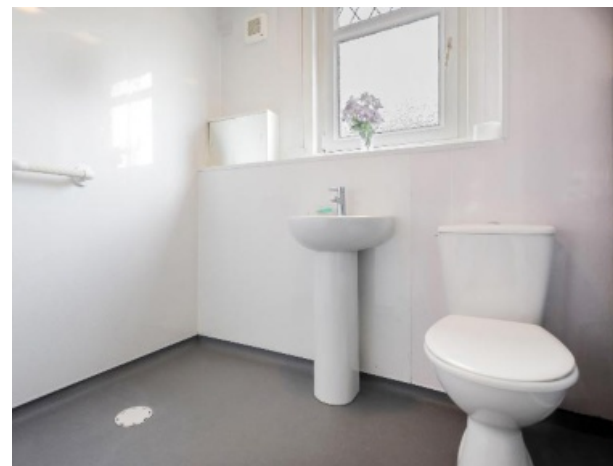
Gas central heating
Double glazing

GARDEN

There is a well-maintained garden to the rear of the property which is laid with red whin chips and mature shrubs and bushes. A gate allows rear access. The garden shed is included in the sale.

PARKING

There is communal parking to the side of the property.





EXTRAS

All fitted carpets, floor coverings, curtains, blinds, white goods as specified and the garden shed are included in the sale.

SITUATION

Craigshill is within a short drive of Mid Calder and conveniently situated for Livingston which offers an excellent choice of shops with the Centre, Livingston Designer Outlet and supermarket shopping, also just a few minutes' drive away.

For recreational pursuits, there are various sports and leisure centres together with Beecraigs and Almondell Country Parks, both within easy reach.

For the commuter, it is ideally situated for motorway access for onward travel to Edinburgh and Glasgow.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

EXTERNAL

There is an external cupboard to the front of the property which houses the combi-boiler.

OTHER

COUNCIL TAX BAND: A

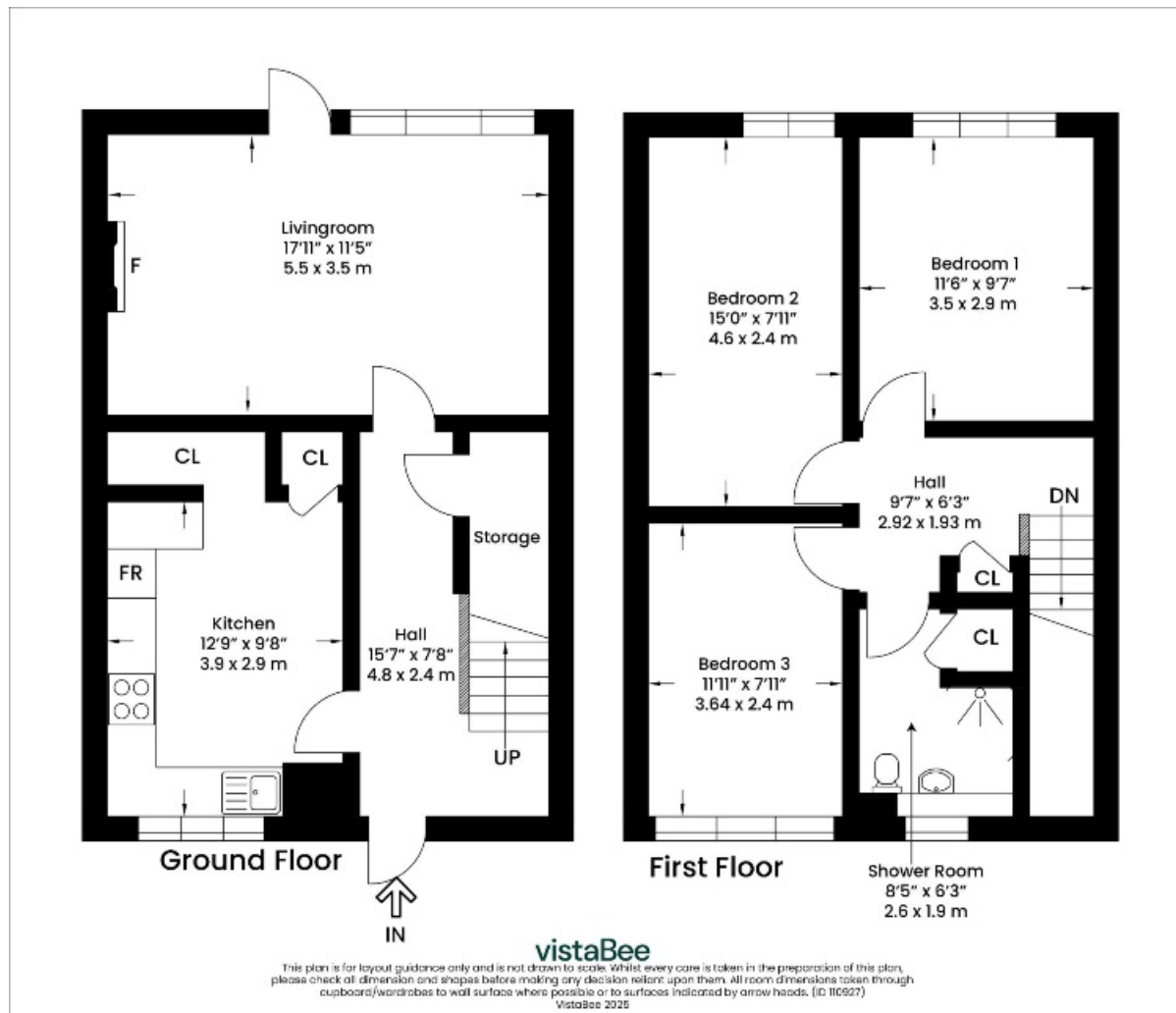
This property is being sold as seen.

These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate.



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.



Peterkin & Kidd

Solicitors and Estate Agents

We can open doors for you

Linlithgow Office

8 High Street
Linlithgow
EH49 7AF

maildesk@peterkinandkidd.co.uk
www.peterkinandkidd.co.uk

espc rightmove

s1homes.com

