



30 Avenue Park, Mid Calder

Offers Over £169,500



30 Avenue Park

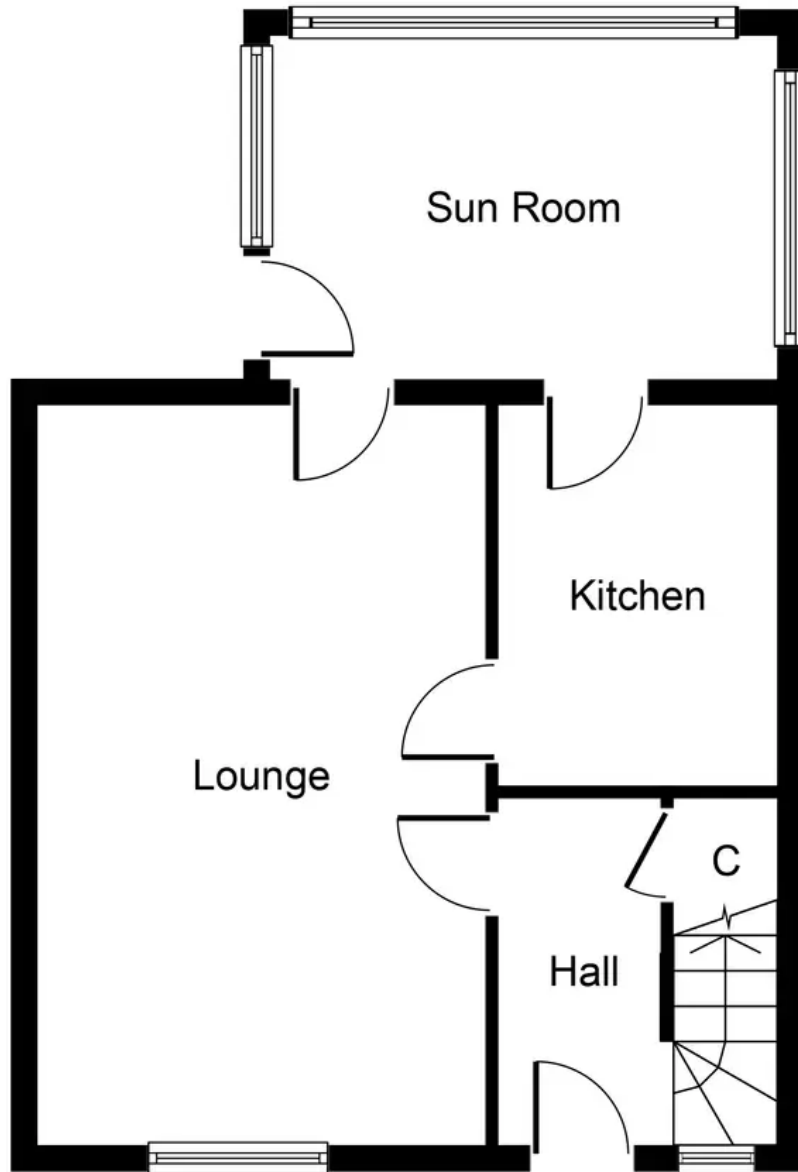
Mid Calder, Livingston

Charming 3-bed semi-detached house in serene cul-de-sac with Sun Room extension, modern Kitchen, tranquil Bedrooms, family Bathroom. Driveway, Hot Tub, sunny garden for al fresco dining. Ideal blend of tranquillity and accessibility in sought-after village location.

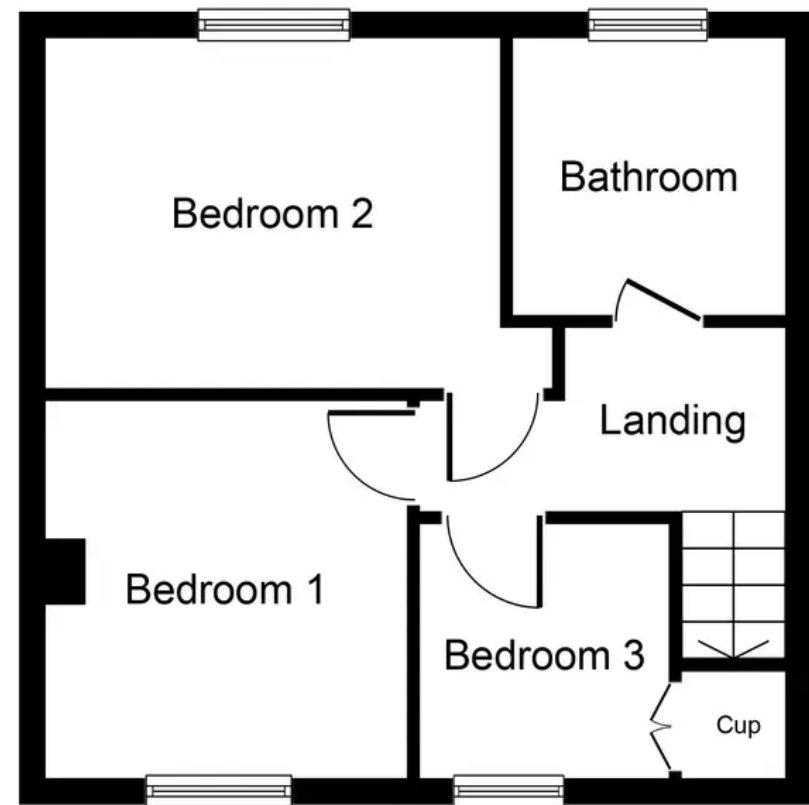
Tenure: Freehold

- Three Bedroom Semi-detached house set within quiet cul-de-sac location
- Fabulous Sun Room extension with lovely open outlook
- Spacious Lounge ideal for entertaining
- Modern Fitted Kitchen with integrated appliances
- Driveway parking
- "Canadian Spa" 4 Person Hot Tub included in sale
- Fully enclosed sunny aspect private rear garden
- Highly sought after Village location
- Well located for commuter links via M8 and M9 links





Ground Floor
Approximate Floor Area
471 sq. ft.
(43.8 sq. m.)



First Floor
Approximate Floor Area
351 sq. ft.
(32.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

