



25 Camps Rigg, Livingston

Offers Over £182,000



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Livingston, Livingston

Tenure: Freehold





Porch

Access through UPVC/opaque double glazed door. Doors to garage, hall and cupboard with shelves and currently housing tumble drier. Ceramic tiled floor.

Hall

Welcoming hall with doors to lounge/dining room, breakfasting kitchen, downstairs WC and two cupboards, one housing electric switchgear and one with shelf and hanging rail. Laminate flooring and carpeted staircase to upper landing. Radiator, 4-way tracked lighting.

Lounge/Dining Room

22' 6" x 10' 5" (6.86m x 3.18m)

Spacious sitting/dining room with French doors to conservatory. Front facing window with vertical blinds, curtains and pole. Feature fireplace with wooden backdrop, marble hearth, laminate shelf and gas fire. Fitted carpet, two radiators.

Conservatory

12' 7" x 11' 5" (3.84m x 3.48m)

Superb conservatory for relaxing in to enjoy the wonderful garden. French doors with vertical blinds. Laminate flooring, under floor heating.

Fitted Breakfasting Kitchen

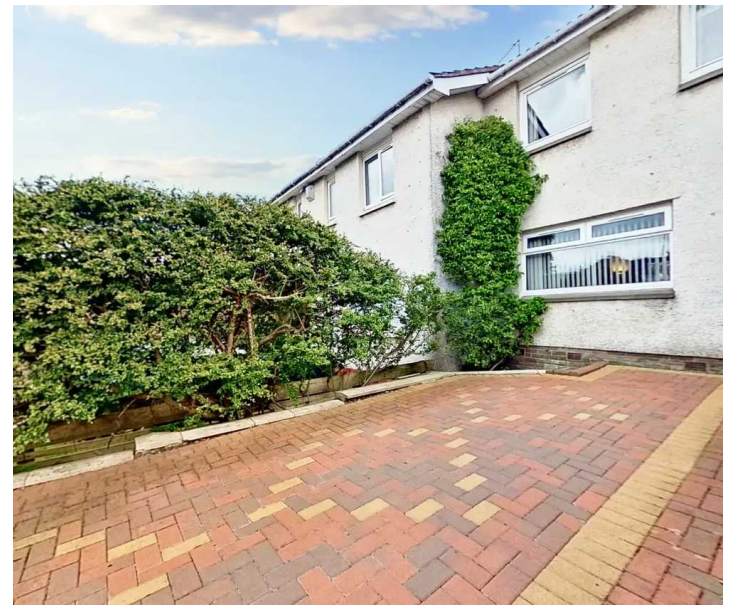
11' 8" x 10' 6" (3.56m x 3.20m)

Fitted with base and wall mounted units, one housing recently installed combi gas central heating boiler, drawers, integrated washing machine and dishwasher, electric fan assisted oven, gas hob with stainless steel splashback, extractor hood, 1.5 bowl stainless steel sink, side drainer and mixer tap, complementary worktops with tiling above. UPVC/double glazed door and window overlooking the rear garden with matching Roman blinds. Corner seating neuk. Space for fridge/freezer. Laminate flooring, radiator, 4-way spotlights.

Upper Landing

Front facing window. Sliding door to shower room and doors to bedrooms, boxroom and three shelved cupboards.







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