



115 Ravenswood Rise, Livingston

Offers Over £175,000



115 Ravenswood Rise

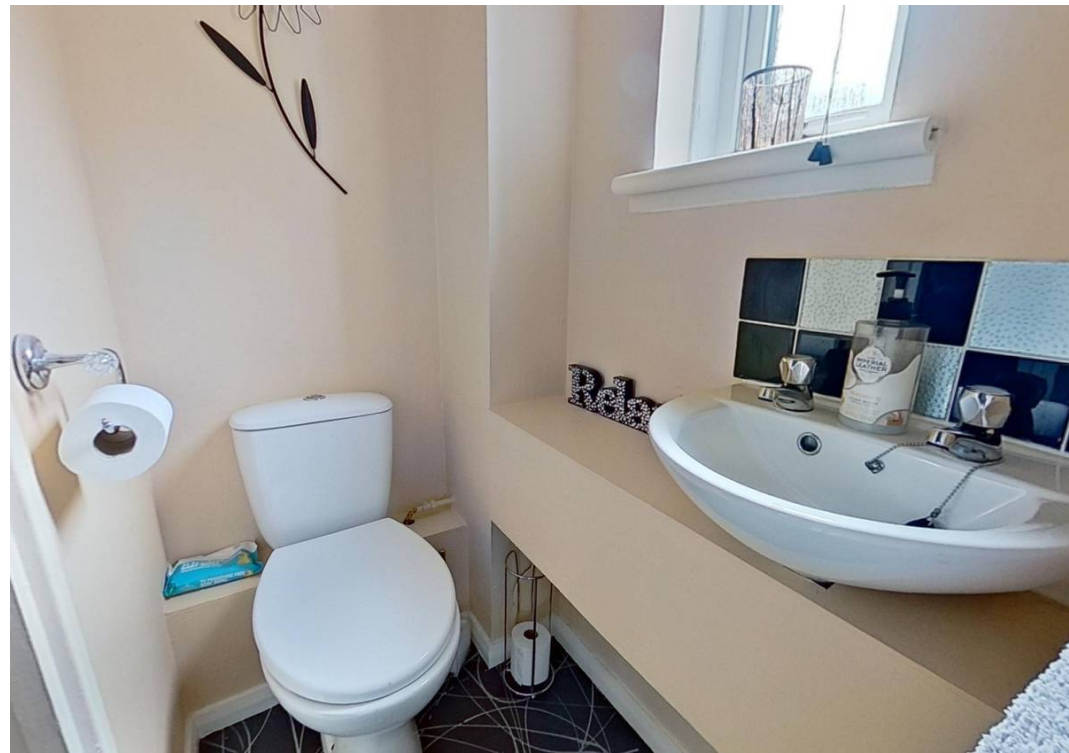
Livingston, Livingston

Council Tax band: TBD

Tenure: Freehold

- Three Double Bedrooms
- Large Kitchen/Dining Room
- Two Car Driveway
- Gas Central Heating with recently installed Combi Boiler
- UPVC Double Glazed Windows and Doors
- Close to Livingston South Train Station
- Close to James Young High School
- Close to Town Centre





Porch

Access through UPVC double glazed door with opaque double glazed inset. Laminate flooring through porch, hall and lounge. Door to hall.

Hall

Doors to lounge, kitchen/dining room, downstairs WC and two cupboards, one understair housing electric switchgear and one with coat hooks. Carpeted staircase to upper landing and two bedrooms. Radiator.

Lounge

15' 3" x 10' 6" (4.65m x 3.20m)

Comfortable family sitting room with front facing window, Roman and vertical blinds. Double doors to kitchen/dining room. Radiator, light fitting.

Kitchen/Dining Room

18' 6" x 11' 9" (5.64m x 3.58m)

Spacious room with three rear facing windows, two with roller and one with venetian blind. Fitted with base and wall mounted units, ceramic hob, electric oven, extractor hood, stainless steel sink, side drainer and mixer tap, complementary worktops with tiling above. Cupboard with shelf. UPVC door with opaque double glazed inset. Radiator vinyl floorcovering.

Downstairs WC

Fitted with dual flush WC and small wash hand basin. Opaque glazed window with venetian blind. Stylish vinyl floorcovering, radiator.

Upper Landing

Doors to bedrooms and bathroom. Overstair shelved cupboard.

Bedroom One

12' 2" x 10' 5" (3.71m x 3.18m)

Good sized double bedroom with front facing window and roller blind. Two cupboards, one housing recently installed combi gas central heating boiler. Laminate flooring, radiator.



GARDEN

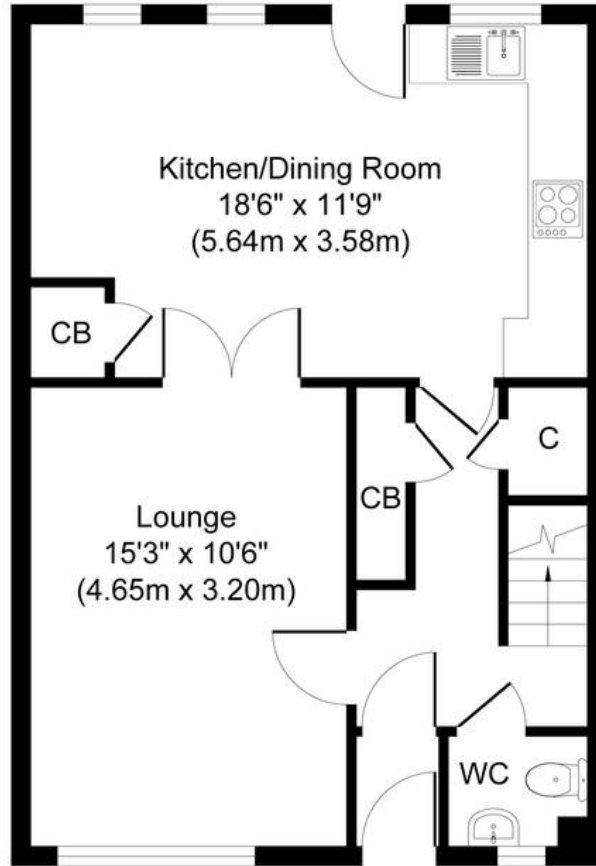
Easily maintained rear gardens laid to chips. Small front garden.

DRIVEWAY

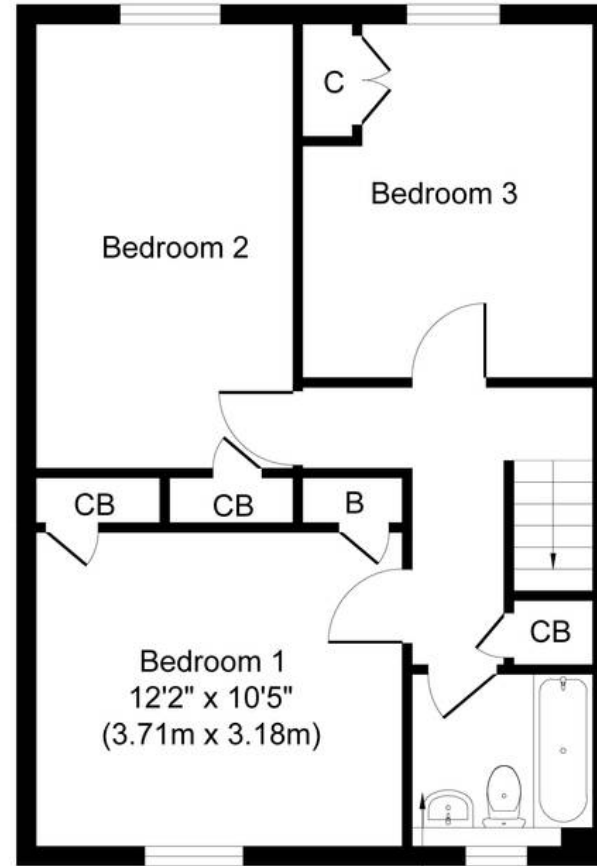
2 Parking Spaces

Two car driveway.





Ground Floor
Approximate Floor Area
506 sq. ft
(46.98 sq. m)



First Floor
Approximate Floor Area
506 sq. ft
(46.98 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/



KnightBain 