



97 Netherwood Park, Livingston

Offers Over £162,000



97 Netherwood Park

Livingston, Livingston

Council Tax band: TBD

- Two Double Bedrooms
- Lounge/Dining Room with new Patio Doors
- Fitted Kitchen with all appliances
- Garage with power and light
- Driveway for Two Cars
- South facing rear garden with suntrap patio
- Close to primary schools and Deans Community High School
- Walking Distance from Livingston North Train Station
- Close to Carmondean Centre





Hall

Access through timber door with opaque glazed insets. Storage cupboard housing combi gas central heating boiler and electric switchgear concealed behind sliding doors. Laminate flooring through hall and lounge/dining room. Radiator.

Lounge/Dining Room

16' 0" x 12' 7" (4.88m x 3.83m)

Spacious room with new patio doors leading to rear garden. Door to hall and sliding door to fitted kitchen. Carpeted staircase to upper landing. Radiator, curtains and pole.

Fitted Kitchen

8' 1" x 7' 2" (2.47m x 2.18m)

Fitted with base and wall mounted units, stainless steel sink, side drainer and mixer tap, extractor hood, complementary worktops with tiling above. The washing machine, dual fuel cooker and fridge/freezer are included in the sale but are not warranted. Front facing window with roller blind. Laminate flooring 4-way tracked lighting.

Upper Landing

Doors to bedrooms and bathroom.

Bedroom One

11' 8" x 9' 0" (3.56m x 2.74m)

Double bedroom with front facing window, curtains and pole. Wall to wall fitted wardrobes concealed behind sliding doors, two mirrored. New laminate flooring, radiator.

Bedroom Two

14' 1" x 7' 9" (4.30m x 2.35m)

Mezzanine double bedroom with shutters. Front facing window with roller blind. Large cupboard with shelf and hanging rail. New laminate flooring, radiator.

Bathroom

17' 4" x 7' 7" (5.29m x 2.31m)

Fitted with dual fuel WC, pedestal wash hand basin with mixer tap and bath with electric shower over. Tiled to ceiling height around bath and to dado height around WC and wash hand basin. Opaque glazed window with



GARDEN

The front garden is mainly laid to grass and the south facing rear garden is also laid to grass with flower and shrub borders, and large suntrap slabbed patio.

GARAGE

Single Garage

Integral garage with power and light, rear door and window. The tumble drier is included in the sale but is not warranted.

DRIVEWAY

2 Parking Spaces

Driveway for two cars.





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