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## 14 Maukeshill Court

Livingston Village, EH54 7AX

Price **£205,000**



Fixed Price £205 000

Nestled in a tranquil cul-de-sac within a highly sought-after residential area, this delightful semi-detached bungalow is perfectly positioned for easy access to Livingston's town centre. Presented to the market in move-in condition, this charming home is ideal for a variety of buyers, including those who are less mobile, retirees, and anyone looking to downsize.





## Description

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The property is entered via the side and comprises a naturally bright lounge overlooking the front garden. The good-sized kitchen, off the lounge, boasts ample base and wall units, complimentary worktops, a ceramic hob, and an electric oven. The integrated washing machine and built-in storage cupboard offer additional convenience.

The shower room is finished to a high standard, featuring an easily accessible shower. Two double bedrooms provide comfortable living spaces.

Externally, mature gardens to the front and rear are primarily laid to lawn. The front garden includes a border with mature shrubs, while the mono-blocked driveway provides off-street parking and access to the detached garage.

Viewing is essential to fully appreciate the location and standard of this lovely property.

## Livingston

The town of Livingston lies some 14 miles west of Edinburgh city centre and is well placed for those commuting on a daily basis with a regular railway link to Edinburgh and Glasgow available from Livingston North and South Railway Stations. Alternatively, major access roads including the A71 and M8 allow for ease of travel out with the area. Within the immediate vicinity there are a wide range of amenities and facilities to meet every day needs including shops, supermarkets, popular schools at both Primary and Secondary levels, sports centres, health centres, multi-screen cinema complex, Almondvale Shopping Centre and Livingston Designer Outlet with the surrounding countryside allowing for a number of outdoor pursuits.

Lounge 14'6" x 9'11" (4.42 x 3.04)

Kitchen 9'1" x 7'5" (2.78 x 2.27)

Bedroom 1 10'3" x 10'0" (3.13 x 3.06)

Bedroom 2 10'3" x 7'6" (3.13 x 2.29)

Shower Room 6'2" x 5'4" (1.9 x 1.65)

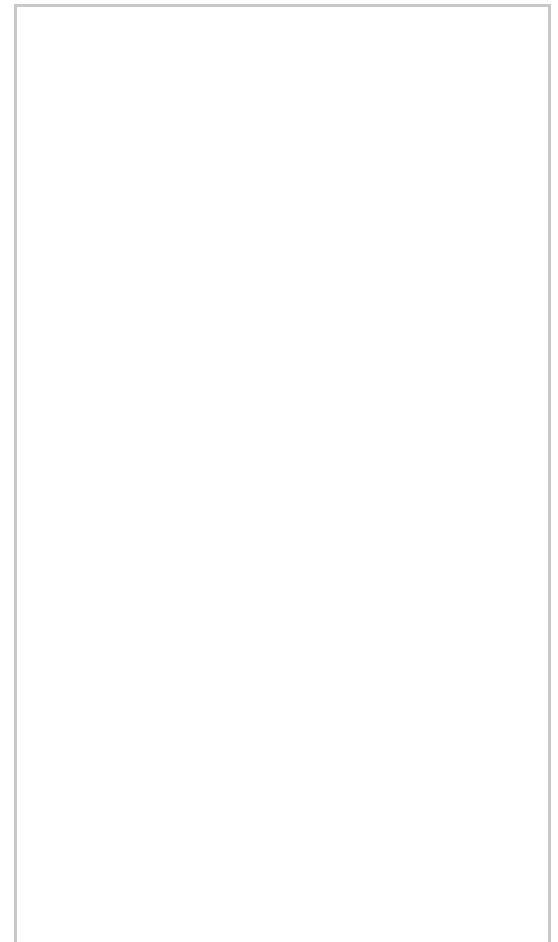
## Contact Us

To arrange a viewing or for further details please call 01501 733200 or email [property@sneddons.com](mailto:property@sneddons.com).

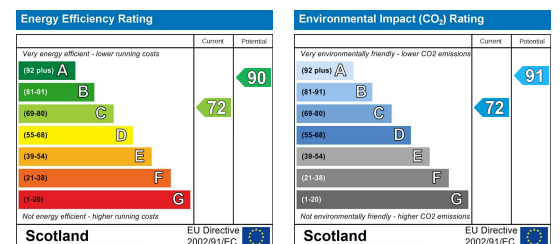
## Area Map



## Floor Plans



## Energy Efficiency Graph



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