

246 Oldwood Place Livingston, EH54 6XB

OFFERS OVER £130,000



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- Modern first floor flat on very popular estate
- Open plan living room/kitchen
- Fitted kitchen/appliances
- Two double bedrooms
- Family bathroom
- Electric heating and double glazing
- Managed block with entry system and car park
- EPC C

Description

Nestled in the sought-after Eliburn area of Livingston, this modern two-bedroom, first floor flat (60sqm) is in good condition. It features secure communal entry and private resident parking. An ideal opportunity for first-time buyers, investors, and professional couples. The accommodation includes an inviting entrance hall with a built-in cupboard and access to the loft for extra storage. The spacious, open-plan lounge, dining, and kitchen area is flooded with natural light, offering plenty of room for both dining and living space. The well-equipped kitchen boasts a full set of base and wall units, along with an integrated oven, electric hob, plus ample space for additional appliances. The apartment offers two generously sized, neutrally decorated double bedrooms. The family bathroom completes the accommodation. Additional benefits of the property include double glazing, electric heating, a secure entry phone system, and private resident parking.





Central heating and double glazing

The property has electric heating and UPVC double glazing.

Parking

The property benefits from private resident's off-road car park.

Location

Livingston, located in West Lothian, offers a perfect mix of modern amenities and green spaces. Just 15 miles from Edinburgh, it's ideal for commuters. The town features shopping hubs like Livingston Designer Outlet, along with various shops, restaurants, and cafes. Outdoor enthusiasts enjoy parks like Almondell & Calderwood Country Park and Deer Park. With excellent schools and recreational facilities, Livingston is a great choice for families, professionals, and retirees seeking a balanced lifestyle.

Extras

Fitted carpets, blinds, oven, hob, and washing machine are included in the sale price.

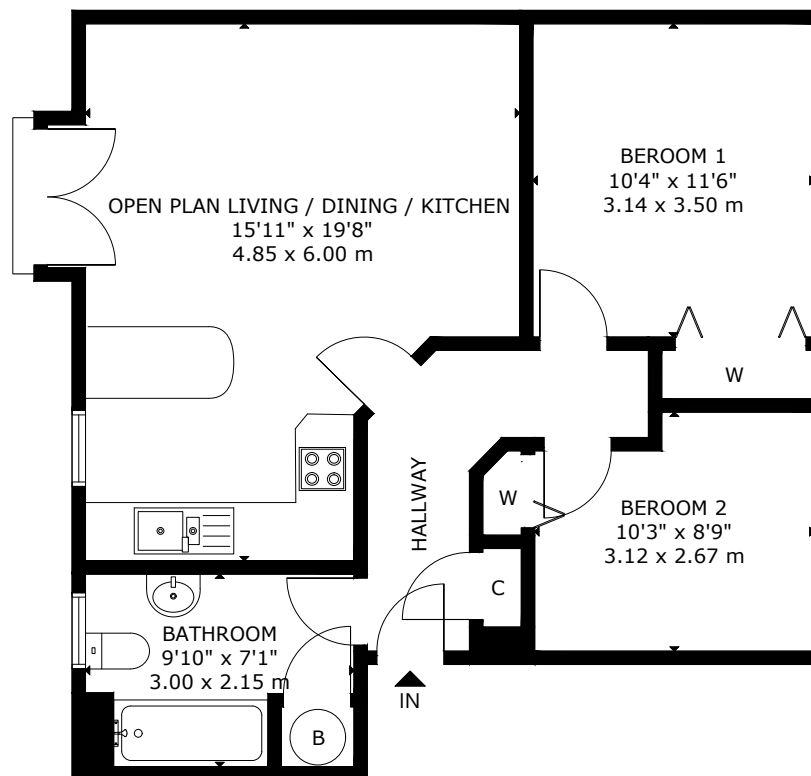
Valuation

The property has been valued at £150,000 and the Home Report is available via the ESPC website.

Viewing

By appointment – telephone Agent 0131 229 3399





FIRST FLOOR

246 OLDWOOD PLACE, LIVINGSTON EH54 6UJ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 663 SQ FT / 62 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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