



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**52 Esk Drive**

Livingston, West Lothian, EH54 5LE



# 52 Esk Drive

Set within an established development in popular Livingston, near excellent amenities, green spaces, and bus links and within commuting distance from the capital, this three-bedroom, two-bathroom terraced townhouse will appeal to a wide demographic of buyers, including city professionals looking for an alternative to city living and rental investors looking for a potential rental opportunity. The southeast-facing home enjoys spacious, light-filled accommodations that require extensive renovation and redecoration. It is ideal for owners looking for a blank canvas to customise to their tastes and requirements. Additionally, the property offers buyers enclosed garden grounds, with the rear enjoying a southeasterly aspect and residents' parking.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. Please note: the property will be sold as seen with no warranties or guarantees provided as to the working order of the systems and appliances.

## Property Summary

- A spacious terraced townhouse
- Part of an established development in Livingston
- Excellent renovation and upgrading opportunities
- Entrance porch and hall with storage
- Large, sun-filled living room
- Dining kitchen with garden access
- Two double bedrooms (one with wardrobe space)
- Versatile third double bedroom with a sunny aspect
- Bathroom with towel radiator
- Three-piece shower room
- Private gardens to the front and rear
- Residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £140,000











Part of an established  
residential development  
in Livingston with  
exciting redecoration  
and modernisation  
opportunities











Two double bedrooms (one  
with wardrobe space)  
and a versatile third double  
bedroom with a  
sunny aspect









Let us help you find your next  
**dream property!**



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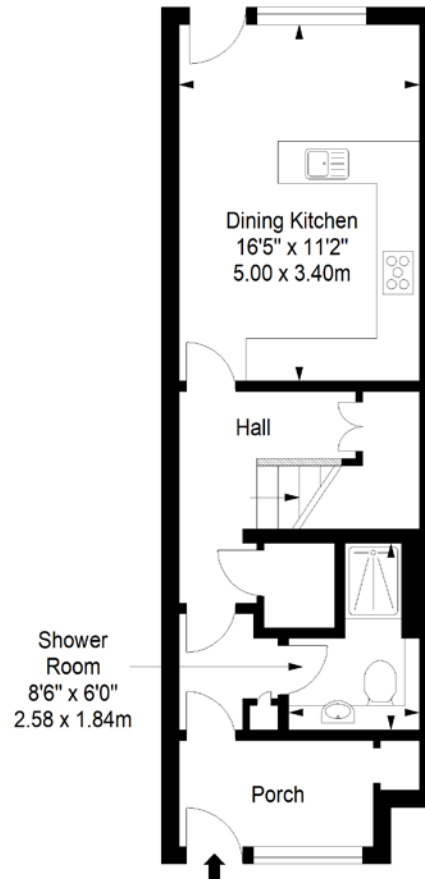
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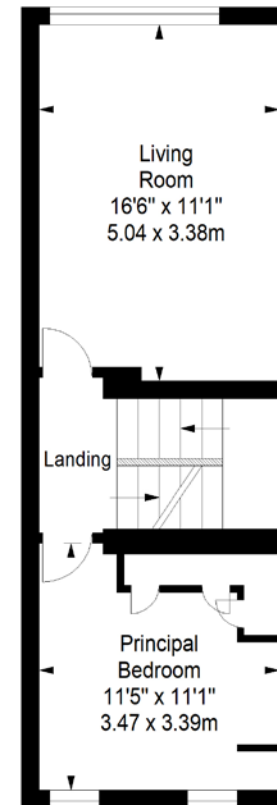
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

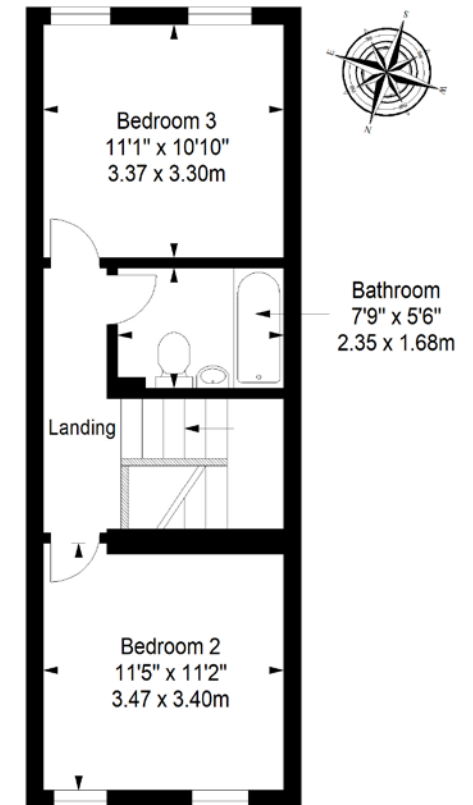
Ground Floor  
Approx. 39.1 sq. metres (420.9 sq. feet)



First Floor  
Approx. 36.9 sq. metres (397.2 sq. feet)



Second Floor  
Approx. 36.9 sq. metres (397.2 sq. feet)



Total area: approx. 112.9 sq. metres (1215.3 sq. feet)