



RALPH SAYER
SOLICITORS & ESTATE AGENTS

56 Victoria Street

Livingston, West Lothian, EH54 5BQ

56 Victoria Street

Situated within an established residential area of Craigshill in Livingston, this second/top floor flat is sure to appeal to a wealth of buyers, with two bedrooms, a spacious living area, a kitchen, and a bathroom, as well as an exciting blank canvas for its new owner to put their own stamp on. Externally, there is ample unrestricted parking, including a full-length so 6.25m x approx 2.5m garage, and the development borders green space. In addition to everyday amenities in the immediate vicinity, the flat benefits from close proximity to the town centre and transport links connecting across the county and further afield.

Extras: The property shall be sold as seen.



Property Summary

- Second/top-floor flat in Livingston
- Excellent opportunity for modernisation and upgrades
- Entrance vestibule with storage
- Generous, southeast-facing living/dining room
- Bright kitchen
- Two double bedrooms (one with storage)
- Three-piece bathroom
- Private garage parking on Victoria Street
- Electric heating and double glazing
- EPC Rating - E | Council Tax Band - A
- Home Report Value - £70,000







"...An exciting blank canvas
for its new owner to put
their own stamp on..."







“...Two double bedrooms
and a three-piece
bathroom...”





Let us help you find your next
dream property!



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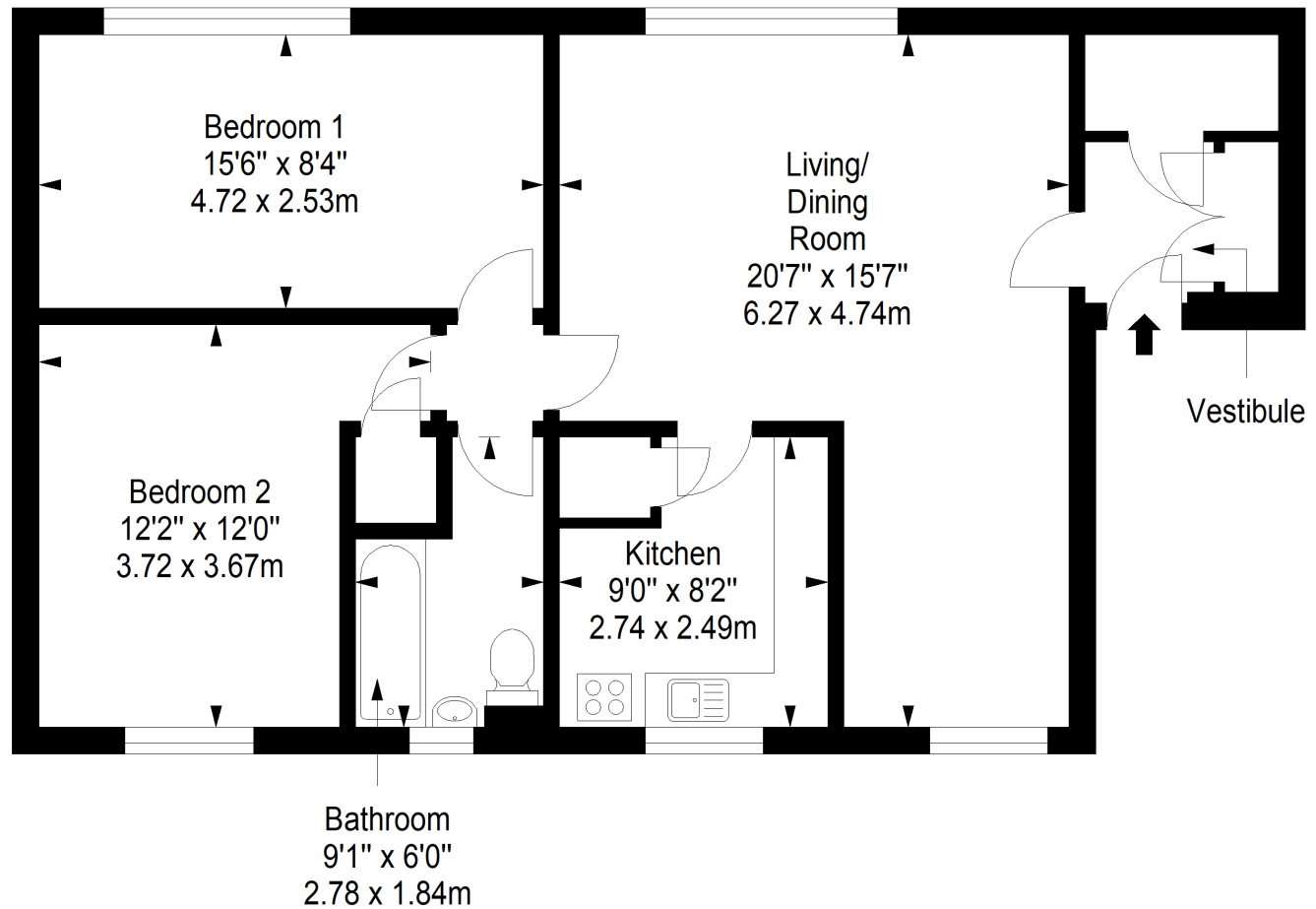
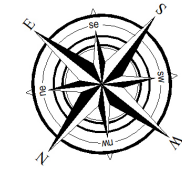
CHARTERED FIRM

Zoopa.co.uk **rightmove** **onTheMarket.com**

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.

Second Floor
Approx. 66.7 sq. metres (718.0 sq. feet)



Total area: approx. 66.7 sq. metres (718.0 sq. feet)