



RALPH SAYER
SOLICITORS & ESTATE AGENTS

66 Sedgebank

Ladywell, Livingston EH54 6HD

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Nestled in a quiet cul-de-sac in the Ladywell neighbourhood of Livingston and with-in walking distance to local schools (all levels). It is the perfect blend of comfort and style and features a delightful west-facing garden.

Set behind a neat front garden, step inside to discover a generous hall that leads into a spacious 23ft lounge/diner, a dual aspect floods the room with natural light and patio doors connect to the enclosed west facing rear garden—ideal for entertaining or simply enjoying a peaceful afternoon. The kitchen/diner, is well appointed with extensive fitted cabinets and direct access to the garden. Conveniently located off the hall, you'll find a practical WC. Venture upstairs to an airy landing that leads to three excellent double bedrooms (all with built-in wardrobes) and a pristine family bathroom. Additional storage is provided with a cupboard on the landing and a hatch leads to partially floored attic space with fitted ramsay ladder for easy access.

Property Summary

- Mid-terrace villa
- Dual aspect lounge and dining room
- Spacious kitchen/diner
- Downstairs WC
- Three excellent double bedrooms with built-in wardrobes
- Attractive three-piece bathroom
- Partially floored attic with Ramsay ladder
- Gas central heating & double glazed windows
- West-facing enclosed rear garden with shed
- Ample residents parking
- EPC Rating - C | Council Tax Band - B

Home Report Value - £ 170,000







Mid-terrace villa,
with
west-facing
garden



Outdoor space; neat front garden and west-facing enclosed rear garden, with paved patio seating area, gravelled area and shed.

Parking: Residents parking with-in the cul-de-sac.

Extras: all fitted floor coverings, fridge, washing machine and cooker, to be included in the sale.

Let us help you find your next
dream property!



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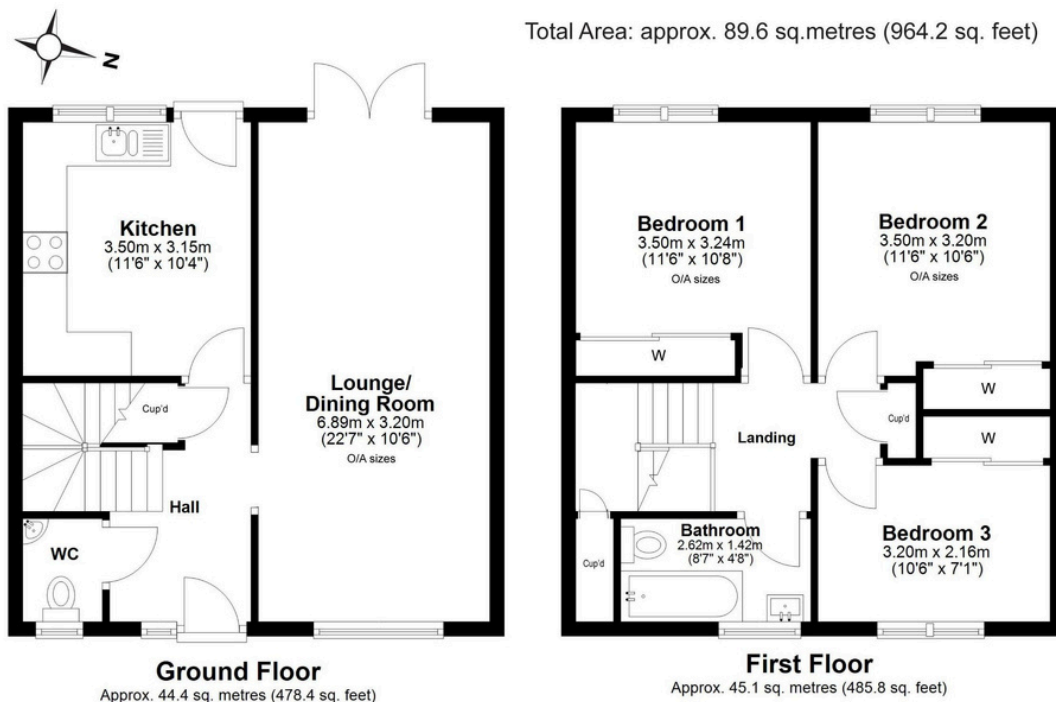


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DISCLAIMER

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.



Floorplan and Sizes are for illustrative purposes only. Not to scale



Location

Livingston is a prime commuter town, being ideally situated between Edinburgh(approx.15 miles) and Glasgow(approx. 30 miles). With an excellent commercial and business hub, it attracts large national and international companies, including BSKyB, with excellent employment opportunities. The Almondvale Centre and Livingston Designer Outlet offers fabulous high end shopping opportunities as well as, excellent bars, restaurants and a Vue Cinema complex. It also includes an Asda store. For leisure, there is the Deer Park Golf and Country Club or just along the A71 is the renowned Dalmahoy Hotel, Country Club and Golf Course.

Ladywell, lies to the north of Livingston town centre, with local schools, of all levels, only a short stroll away. Livingston North, is the closest train station and there is easy access to the M8.