



6 Carlyle Court

Livingston

EH54 5NN



6 Carlyle Court, Livingston

Recently refurbished, this well-situated property lies in a highly sought-after residential area of Livingston, offering the perfect balance of convenience and lifestyle. The welcoming entrance hall features; elegant, tiled flooring leading to a bright and spacious living room with stylish wall panelling and views of the garden. The newly fitted kitchen comes complete with a gas hob, oven, dishwasher, washing machine, and an American-style fridge/freezer. There is ample space for dining and direct access to the rear garden. A modern shower room on the ground floor includes a rainforest shower, sink, WC, heated towel rail. Upstairs, there are four well-proportioned double bedrooms with excellent storage, beautifully renovated family bathroom featuring tiled flooring, a rainforest shower, and a heated towel rail and a floored attic. Outside there is a garden with ample space for off street parking and integrated garage.

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Property Features

107m2
Desirable Location
Newly Refurbished
Spacious Accommodation
4 Bedrooms
Garage



First Floor



Ground Floor

Extras

The property is being sold as seen, all fitted floor coverings, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order).

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SALES & LETTINGS

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Notes

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be emailed sales@ieroproperty.com in the first instance. The seller shall not be bound to accept the highest or any offer. 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 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.