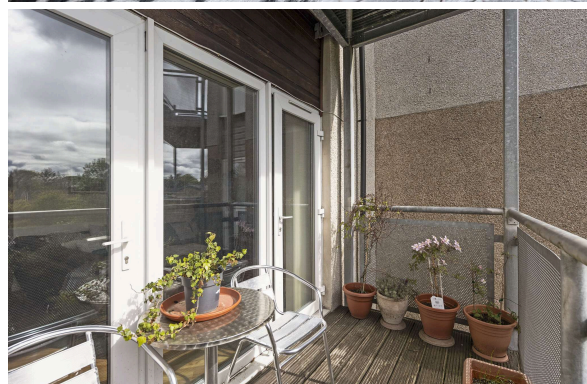




31 Hawk Brae  
LIVINGSTON | WEST LoTHIAN | EH54 6GE

  
**warner's**  
solicitors & estate agents





## 31 Hawk Brae

LIVINGSTON | WEST LoTHIAN | EH54 6GE

Spacious and well-presented three-bedroom second floor flat boasting south-facing balcony, situated in the popular town of Livingston in West Lothian, only an approx 5 minute walk away from St Johns Hospital.

This beautiful apartment has been tastefully decorated to a high standard throughout and is offered to the market in move-in condition. The living room is of an excellent size, and from here access is provided to the south-facing balcony which will be ideal for relaxing and enjoying the best of the summer weather. The principal bedroom boasts a stylish ensuite and integral cupboard storage. The two further bedrooms are both well-sized doubles and similarly benefit from built-in cupboard storage, and each room has the potential to be employed as a home office, study or gym, giving the property a good degree of flexibility.

The contemporary kitchen offers plenty of cupboard storage, and a modern family bathroom with three-piece white suite completes the internal accommodation.

Early viewing is essential to appreciate everything that this stunning home has to offer.

- Three bedroom, second floor apartment
- Popular location
- Principal bedroom with ensuite
- Two further double bedrooms
- Living room with balcony
- Kitchen
- Bathroom
- Gas central heating
- Double glazing
- Allocated parking space
- Communal garden

Energy Rating B. Council Tax Band D

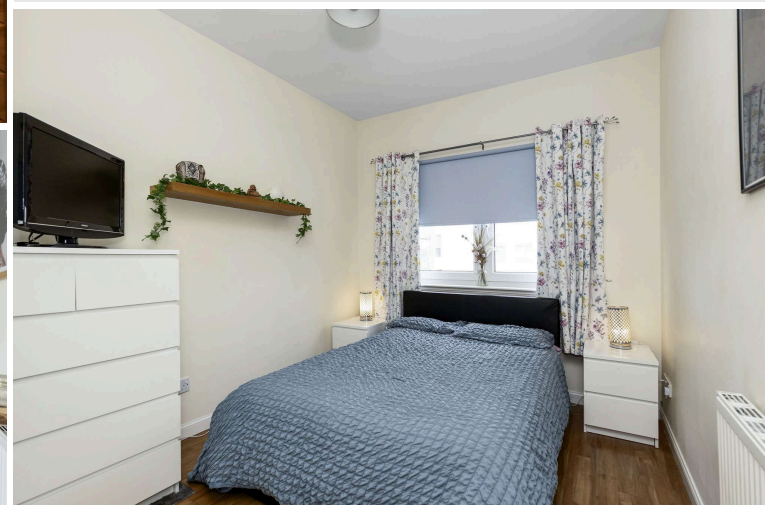
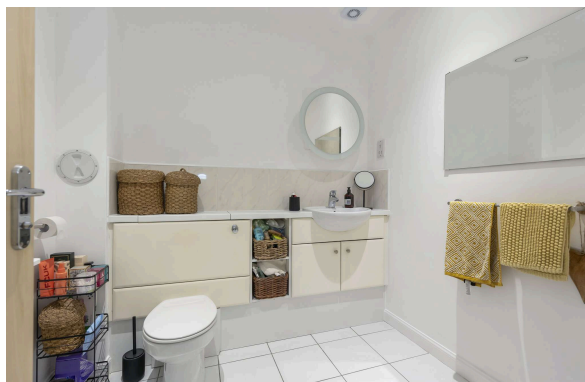
Factor: Hacking and Paterson -approx £70 per month

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

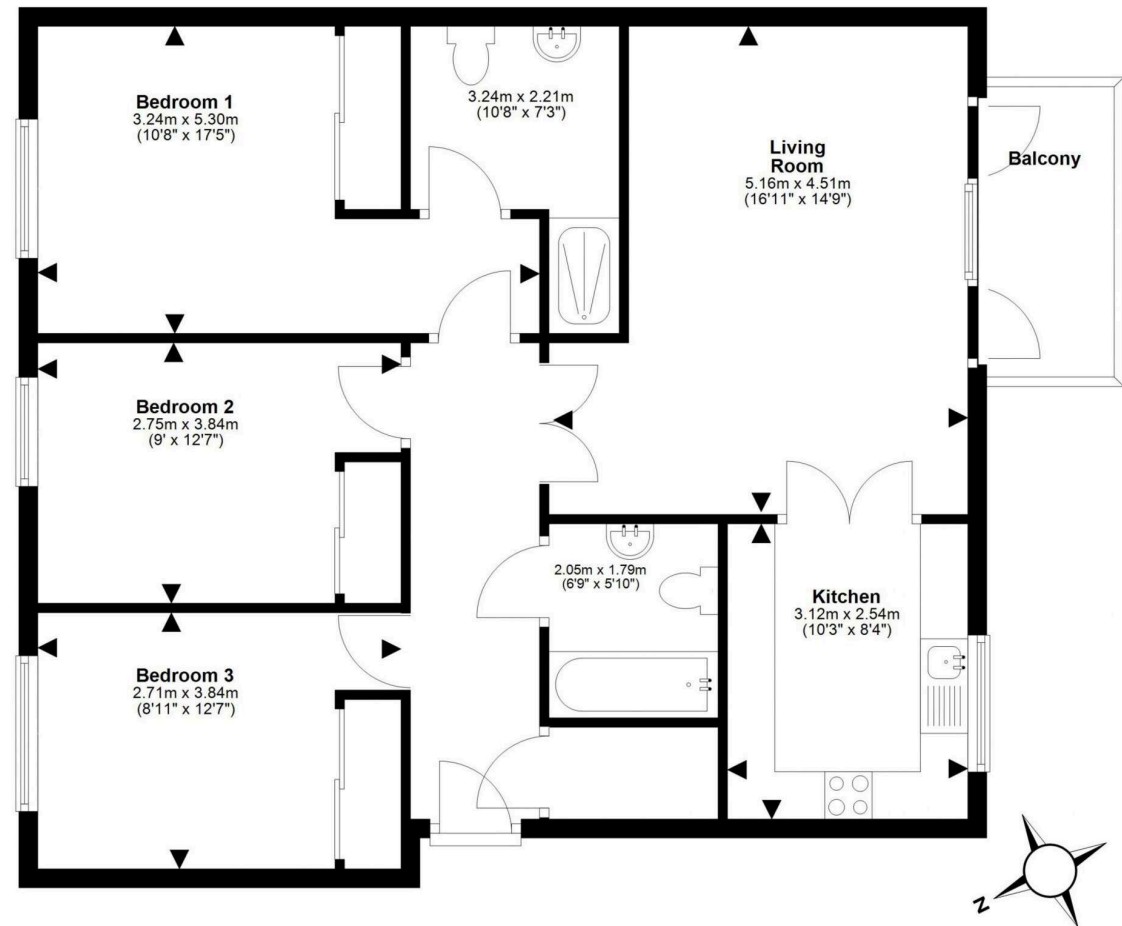


Extras: All roller blinds, Venetian blinds, integrated appliances, (dishwasher, washing machine, microwave, fridge freezer and 5 ring Hob with extraction fan) lamp shade in bedroom 3 and light pendants in living room will be included.

Livingston is located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, and is bordered by the towns of Broxburn to the northeast and Bathgate to the northwest. For shoppers, the Almondvale Centre and Livingston Designer Outlets (formerly McArthur Glen) are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. Schooling at all levels is provided. Livingston sits within the central belt of Scotland and is an ideal base for commuters, having good road and rail links to Edinburgh, the Airport and Glasgow, whilst regular bus routes run nearby providing local services.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.