



23 Caldercruix Crescent
LIVINGSTON | EH54 7FS


warners
solicitors & estate agents



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Warners are delighted to present to the market this beautifully presented, three bedroom end of terrace villa located in the popular established residential area of Eliburn, Livingston. The property comprises of an entrance hallway, a beautifully light and spacious living/dining/kitchen room with storage cupboard, fitted with modern floor and wall units and patio doors which lead directly to an enclosed south west facing rear garden which is laid to lawn with seating area and shed. On the upper level are two double bedrooms boasting fitted wardrobes, and flexible study/nursery with woodland views to the rear. A contemporary bathroom with feature electric shower over bath completes the accommodation. The property benefits from gas central heating, UPVC double glazing, convenient downstairs W/C and fantastic storage options throughout. Externally there is a private garden to the front with large double driveway for easy maintenance and off street parking, and to the rear there is a fully enclosed garden with lawn, seating area and shed.

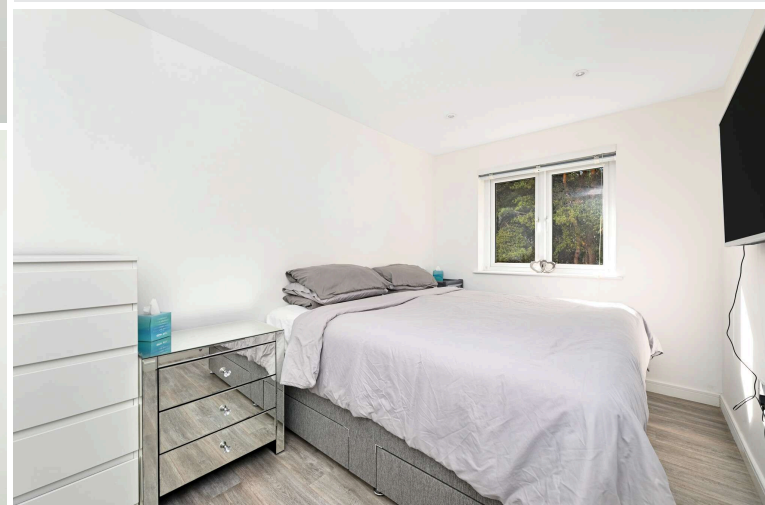
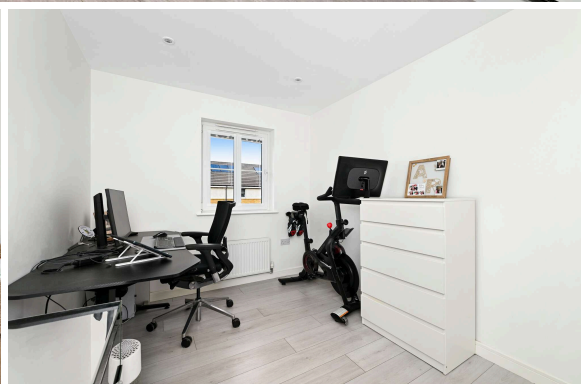
- Beautifully presented end of terrace villa
- Airy and bright living/dining/kitchen with doors to rear garden
- Two double bedroom with fitted wardrobes
- Flexible study/nursery
- Contemporary bathroom with electric shower over bath
- Convenient lower W/C
- Fantastic storage options
- Gas central heating and double glazing
- Generous enclosed rear garden with leafy outlook
- Monoblock private front garden/off street parking
- Enclosed rear garden laid to lawn and shed

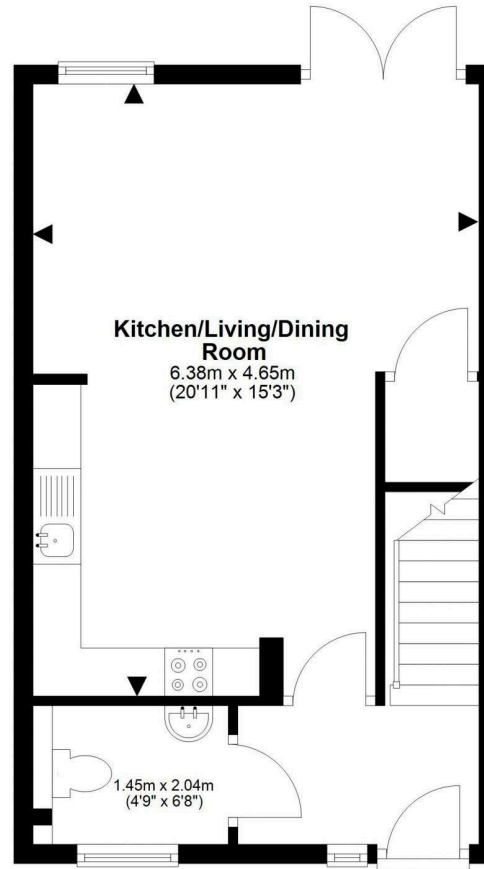
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



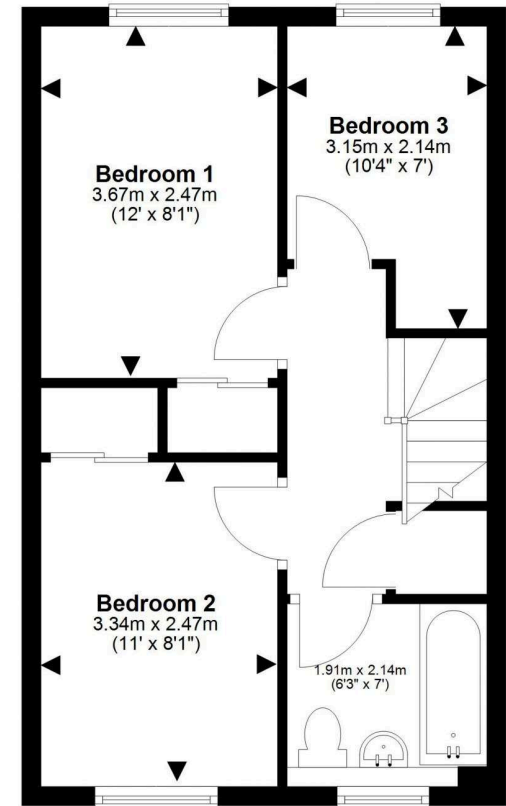
All integrated kitchen appliances will be included in the sale of the property along with all blind. EPC: C. CT: D. Factoring: Ross & Liddel: Approx. £200 P/Y

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.





Ground Floor



First Floor

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.