



REMAX
Property

11a Melbourne Street, Craigshill, Livingston, EH54 5HW

Offers Over £74,500



**Spacious Two Bedroom Upper Floor Apartment with Excellent Storage,
Ideally Located Close to Livingston Centre and Fantastic Transport Links.
CASH PURCHASE ONLY.**

Team Lauren and Rodaidh & REMAX Property brings to market this 2 Bedroom Upper Floor Apartment situated in Melbourne Street, Craigshill, Livingston, EH54 5LS. Comprising of: Hallway, Lounge, Kitchen, Two Double Bedrooms and Bathroom. The property benefits from electric heating, double glazing and shared parking.

Melbourne Street is located in Craigshill and is in a popular and mature residential district, situated to the East of Livingston Town Centre. It is close to local amenities and is well served by bus services and schools. It is within easy reach of the town centre, St John's Hospital and the Civic Centre. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Council Tax Band A.

Freehold Tenure.

Online Booking For Viewings & Home Report Downloads On REMAX Website

Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: B

Hallway

16' 2" x 6' 2" (4.93m x 1.87m)

The Hallway gives access to the Lounge, Kitchen, two Double Bedrooms and Bathroom. The Hallway has one central light fitting, painted walls, one radiator, laminate flooring and two built-in cupboard spaces where the utilities are.

Lounge

14' 3" x 10' 1" (4.34m x 3.08m)

Spacious Lounge with one central light fitting, side facing windows, painted walls, one radiator and laminate flooring.

Kitchen

10' 4" x 9' 4" (3.16m x 2.85m)

Kitchen comprising of: Fitted wall and base units, worktops, space for white goods, freestanding electric cooker and stainless-steel sink with hot and cold taps. There is one central light fitting, tile and painted walls, one radiator and laminate flooring. Additionally, there is a side facing window and space for a dining table.

Bedroom 1

12' 0" x 7' 10" (3.65m x 2.39m)

Double Bedroom with one central light fitting, a side facing window, painted walls, wooden sliding wardrobes, one radiator and laminate flooring.

Bedroom 2

11' 11" x 9' 11" (3.62m x 3.01m)

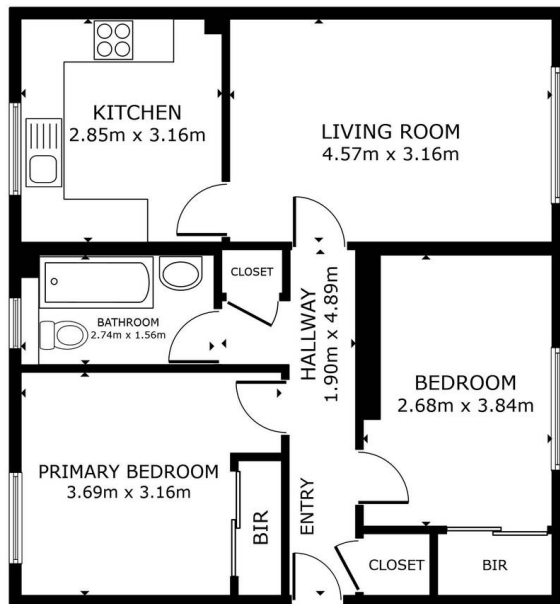
Double Bedroom with one central light fitting, a side facing window, wooden sliding wardrobes, painted walls, laminate flooring and one radiator.

Bathroom

8' 10" x 4' 11" (2.70m x 1.50m)

Bathroom comprising of toilet, sink with hot and cold tap and bath with overhead electric shower. There is one central light fitting, extractor fan, tile and painted walls, a side facing opaque window, one radiator and vinyl flooring.

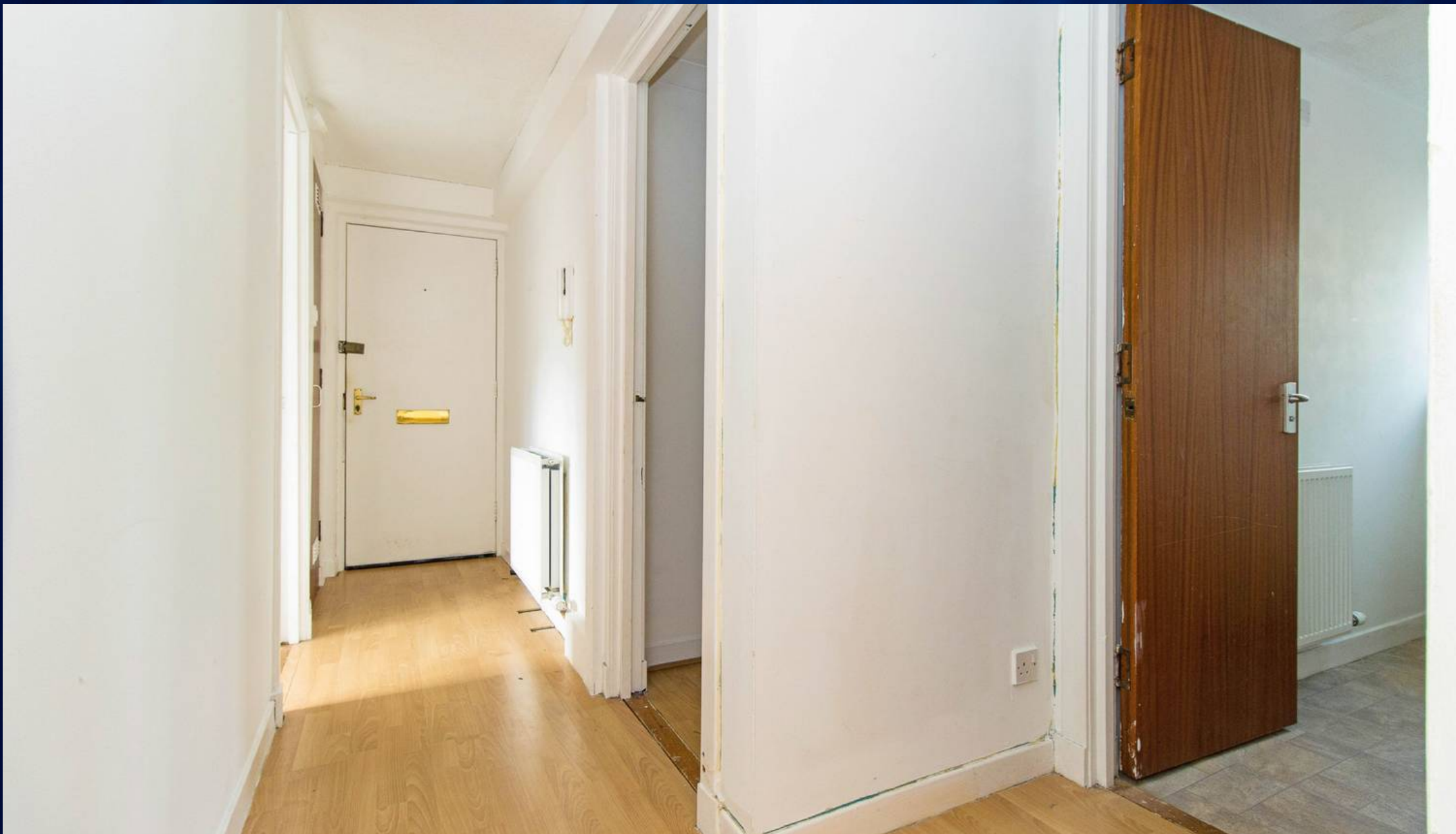




FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 61.3 m²
TOTAL: 61.3 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





REMAX Property

Remax Property, Remax House – EH54 6TS

01506
418555

• livingston@remax-
scotland.homes



• [www.remax-scotland.homes/estate-
agents/livingston](http://www.remax-scotland.homes/estate-agents/livingston)

Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.