



41 CALGARY AVENUE

Livingston, West Lothian, EH54 6BJ



1

Public Room



3

Bedrooms



1

Bathroom



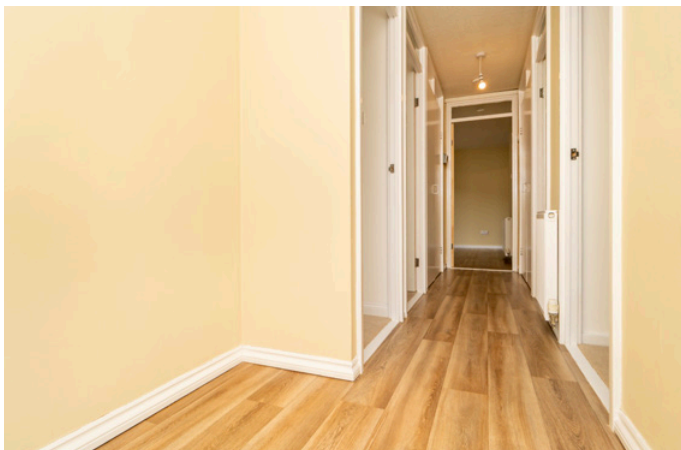
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This three-bedroom ground-floor flat forms part of an established residential development, offering bright and airy accommodation that is attractively presented in neutral tones throughout – the ideal aesthetic for new buyers. The home further boasts a large, open-plan kitchen and dining room, a quality three-piece bathroom, and great storage to help keep the interiors neat and tidy. It also has private and communal gardens that are neatly maintained.

Furthermore, the property has an excellent location in the heart of popular Livingston. A large public playpark is within easy walking distance, along with local schools and regular bus links. There is also a nearby train station just a brief drive away for easy commutes and longer journeys as well. In addition, the Livingston Designer Outlet and The Centre are only five minutes away by car, placing a wide range of high-street stores, supermarkets, and varied leisure facilities at your disposal.







C
EPC
RATING

A
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Newly decorated ground-floor flat with neutral interiors
- Prime location in the heart of Livingston
- Hall with two double-door cupboards
- Living room that is bright and spacious
- Generously appointed kitchen/dining room
- Three versatile bedrooms
- Modern bathroom with overhead shower
- Private secure external storage
- Low-maintenance private front garden
- Well-maintained communal garden grounds
- Communal clothes drying area
- Residents' parking







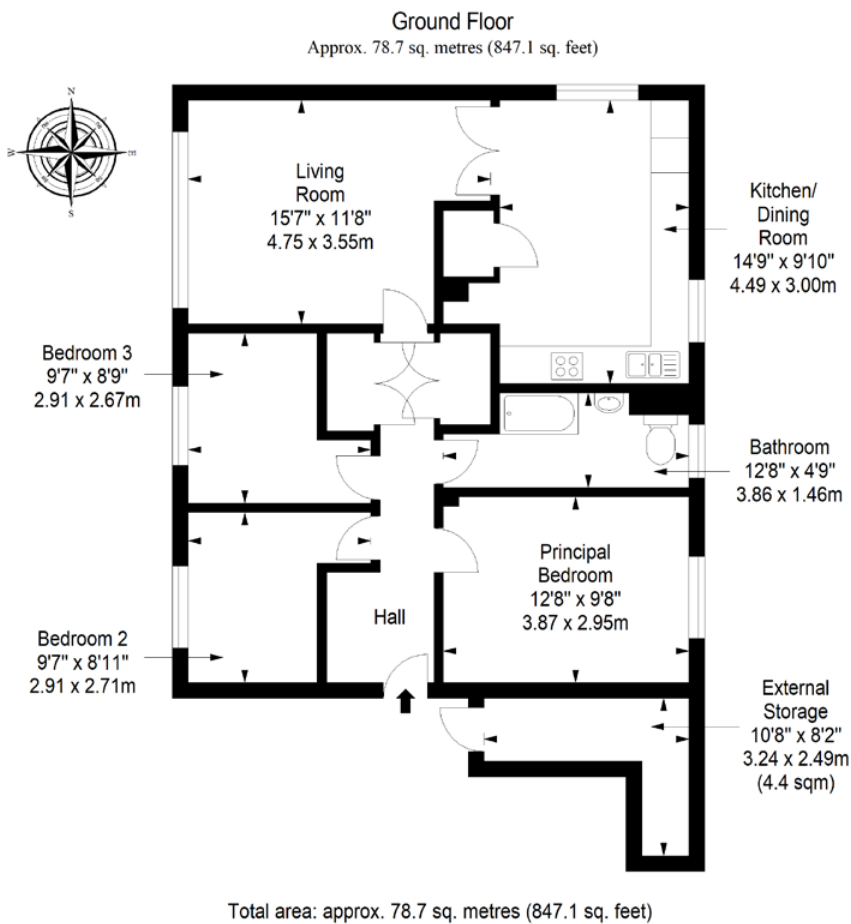


Extras: integrated kitchen appliances (oven and gas hob) to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



LIVINGSTON, WEST LOTHIAN

Livingston is a thriving town offering some of the best designer and High Street shops in Scotland. The area is spoilt for choice when it comes to shopping and leisure facilities, with The Centre housing over 50 shops, various restaurants, and fast-food eateries, and the Livingston Designer Outlet boasting over 70 leading brand stores, cafes, restaurants, and a multi-screen cinema. The area around Eliburn Park with a large pond, offers lovely walks and cycle paths for those wanting to escape the hustle and bustle. Xcite Livingston is situated close by and offers a leisure pool, health spa, gym, fitness classes, a soft play area, and a café. For a fun family day out, Almond Valley Heritage Centre offers a museum, play areas, and farm animals. Schooling from nursery to secondary level is well-catered for in Livingston. Situated conveniently close to the M8, commuting to Edinburgh or Glasgow by car couldn't be easier, plus there are regular day and night trains connecting you to the heart of the capital within as little as 20 minutes.



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