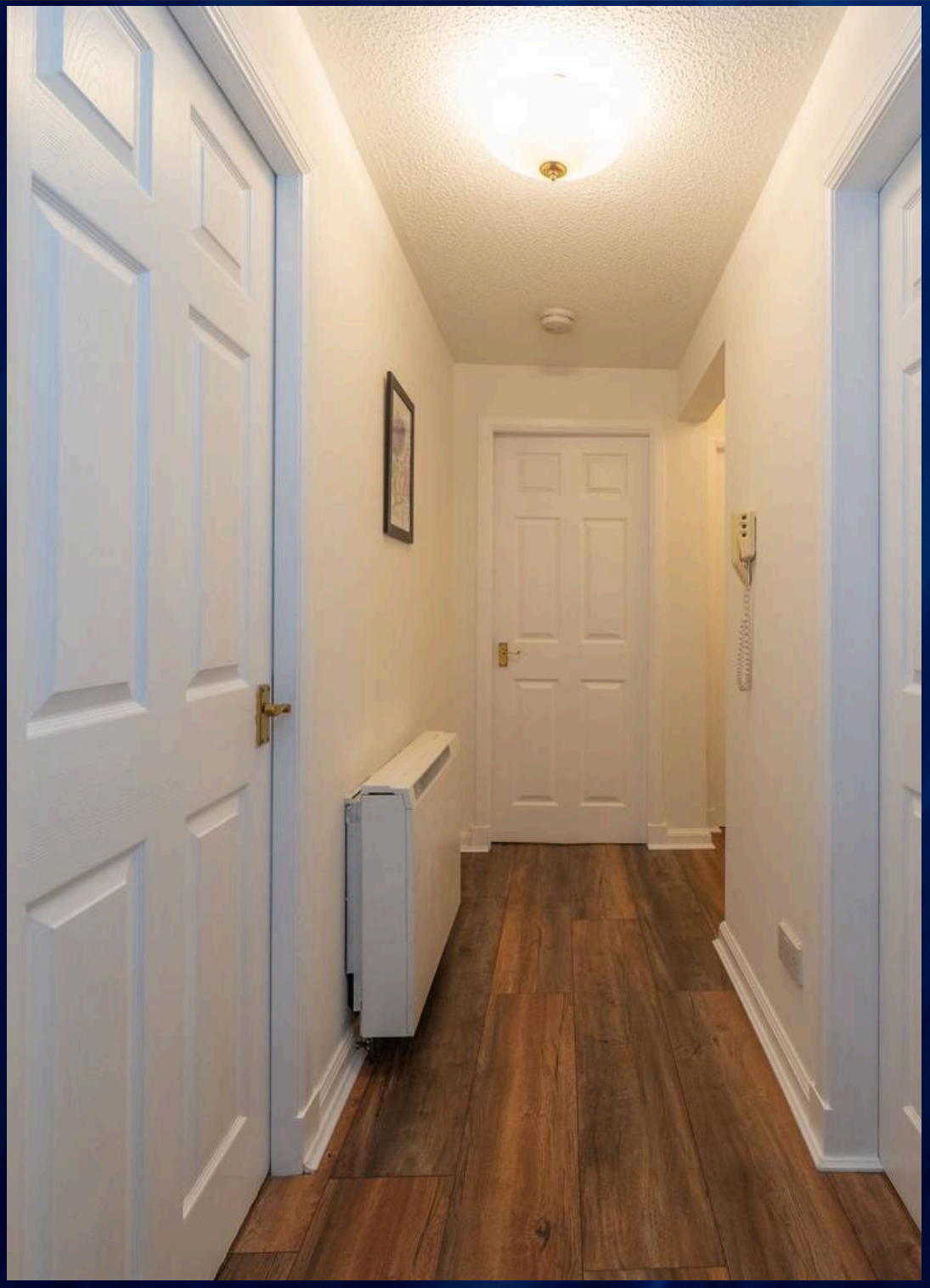


RE/MAX Property

122/2 Waverley Crescent, Livingston, EH54 8JR



A modern two-bedroom ground floor apartment in a quiet locale, within easy reach of Livingston North Train Station, Morrisons, St John's Hospital and excellent local amenities. Offering modern, well-presented accommodation in a brilliant and convenient location. Step inside to the welcoming hallway, complete with two built-in storage cupboards, providing excellent practical storage space. The bright and spacious lounge is a real highlight of the home, featuring a beautiful bay window that floods the room with natural light and creates the perfect setting for relaxing or entertaining guests. The modern fitted kitchen offers a stylish and practical space for everyday cooking, with the added bonus of a breakfast bar, ideal for casual dining or enjoying your morning coffee. Both bedrooms benefit from built-in mirrored wardrobes, offering excellent storage while maximising floor space. Completing the accommodation is a spacious three-piece bathroom with additional vanity unit storage. Combining modern living, excellent storage and a fantastic location, this attractive apartment ticks all the boxes for buyers looking to take their first step onto the property ladder or investors seeking a promising addition to their portfolio.

The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include primary schools and high schools and nurseries. At the local Carmondean Centre there is a medical centre, library, Morrisons supermarket and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North railway station is an easy stroll across the road, and there is also easy access to Uphall and Livingston South railway stations. Deer Park Country and Club and Golf Course is just 5-minute drive away, and there are several pleasant walks locally within the surrounding countryside.

Freehold Tenure
Council Tax Band: C
EPC: D
Factor: Charles White Limited, 14 New Mart Rd, Edinburgh EH14 1RL Deposit: £230
Monthly charges: £112

Entrance Hallway
Welcoming you into the property is the contemporary décor with neutrally painted walls and laminate flooring. Two built-in cupboards provide good storage. Ceiling lights, a smoke detector, a wall mounted intercom and a radiator are all provided.

Lounge
3.965m x 3.685m (13'00" x 12'01") plus alcove approximately 09'01" x 02'05" (2.790m x 0.752m)
A bright and spacious room with a lovely front facing bay window. Designed to suit a variety of furniture layouts, there is great flexibility within the space. The modern décor continues with neutrally painted walls and laminate flooring. A ceiling light, a smoke detector and power points complete the room.

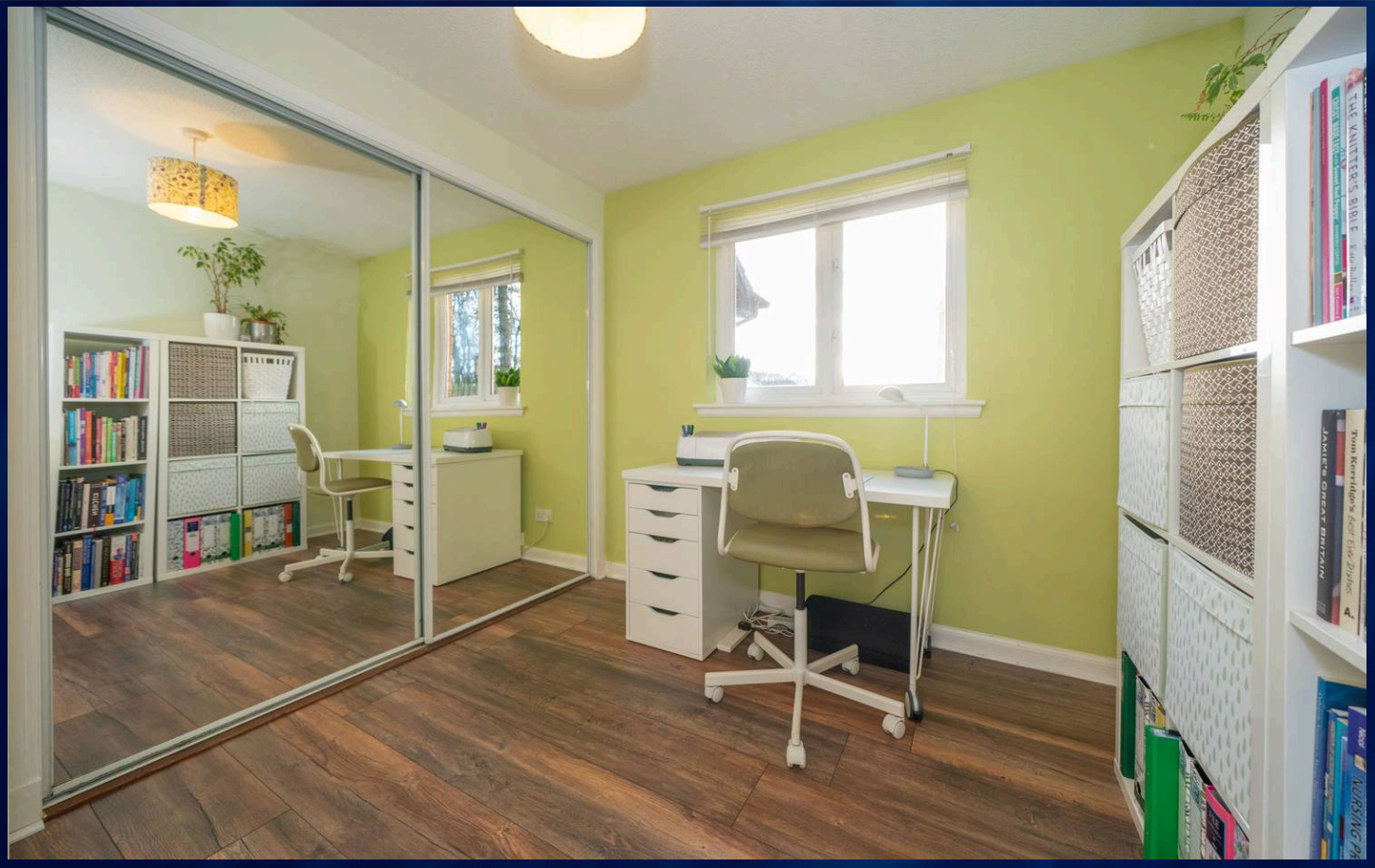
Kitchen
3.044m x 2.847m (09'11" x 09'04")
This modern kitchen has been fitted with several wall and base units with lovely cream frontages, wooden laminate worktops, and a matching breakfast bar with seating for two people and base units on the opposite side. A four ring electric hob, a built-in electric oven and an integrated washing machine will all be included in the sale. There is space for an upright fridge-freezer. The sink area comprises of a stainless steel one and a half sink with drainer. Decorated with modern metro tiled splashbacks, neutrally painted walls and laminate flooring. Around the room there is a ceiling light, windows overlooking the rear of the property, a heat detector and a radiator.

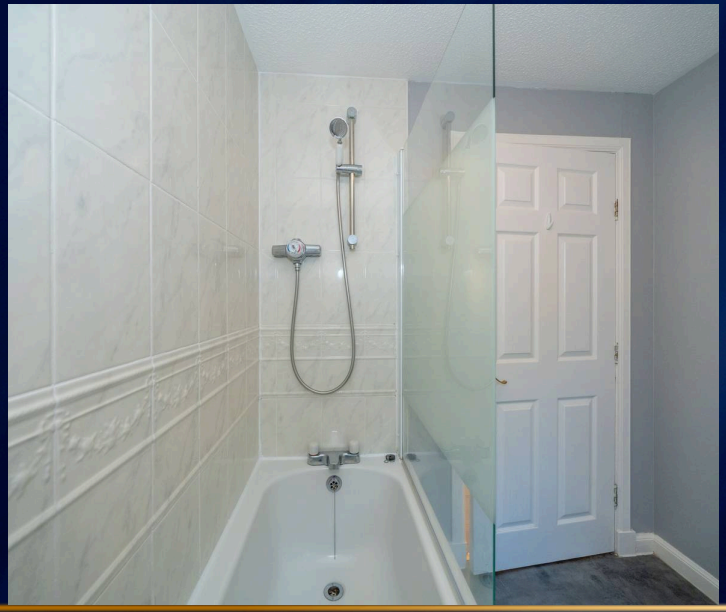
Primary Bedroom
4.303m x 2.776m (14'01" x 09'01") Brilliant sized primary bedroom with built in mirrored wardrobes and space for additional storage units. A sumptuous fully fitted carpet to the floor and magnolia painted walls create a peaceful retreat. Competing the room are windows facing to the rear, a ceiling light, an electric radiator and power points.











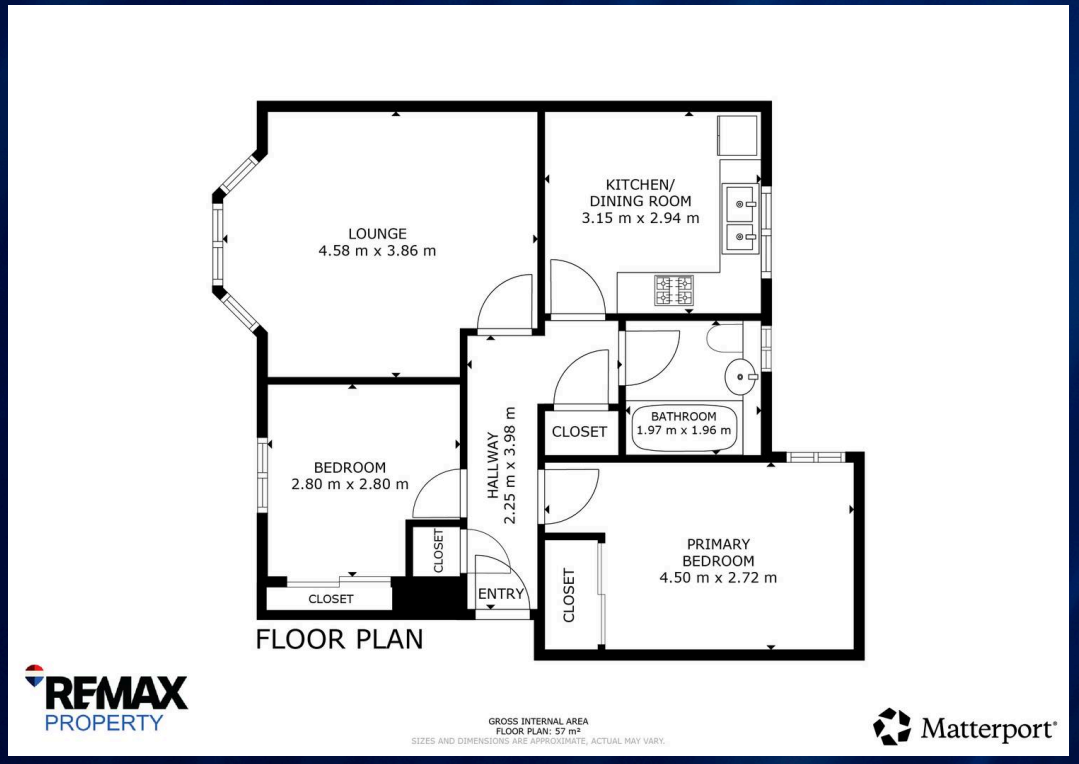


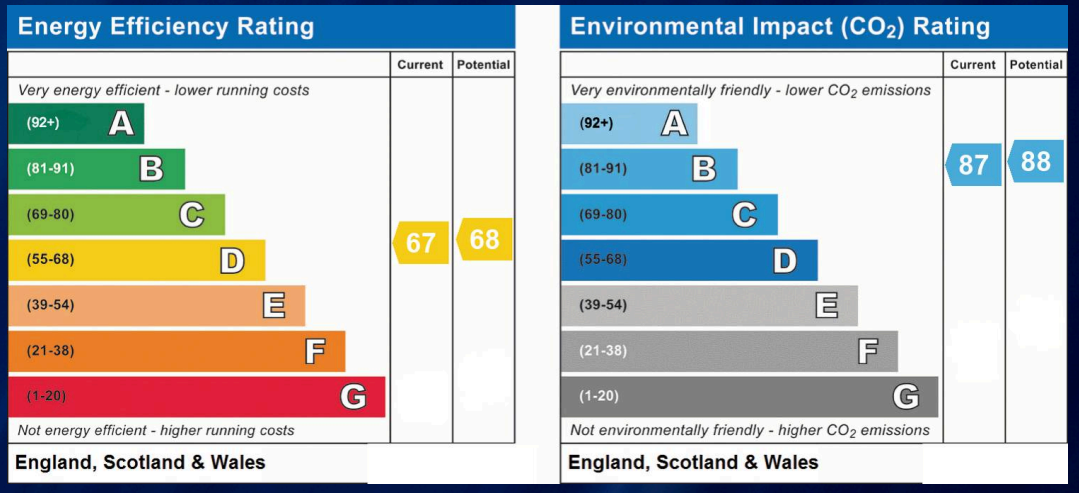
Second Bedroom
2.801m x 2.700m (09'02" x 08'10")
This spacious double bedroom is currently used as an office and could have multiple uses, with its amazing views to the outside. There are built in mirrored wardrobes, providing lots of storage space. The painted walls include one feature wall and there is laminate to the floor. Front facing windows, a radiator, power points and a ceiling light are all supplied.

Bathroom
1.988m x 1.944m (06'06" x 06'04") This room has been finished with a white suit and lovely tranquil blue tones. The three-piece suite consists of a back to wall toilet, a vanity sink with storage cupboards and a bath with overhead shower. There is tiling to the splashbacks and painted walls with vinyl tiled flooring. A rear facing window brings in lots of natural light. An extractor fan, a ceiling light, a wall mounted radiator and a shaver socket are all provided.

Additional Items
Tenure: Freehold. Council Tax Band:C. Factor Fee: £112 per calendar month. There is residents parking at the property. All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING Arrange an appointment through REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.
OFFERS All offers should be submitted to: REMAX Property, REMAX House, 13b, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.
INTEREST It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.


LOUNGE
4.58 m x 3.86 m
KITCHEN/
DINING ROOM
3.15 m x 2.94 m
BEDROOM
2.80 m x 2.80 m
HALLWAY
2.25 m x 3.98 m
CLOSET
BATHROOM
1.97 m x 1.96 m
CLOSET
CLOSET
ENTRY
CLOSET
PRIMARY
BEDROOM
4.50 m x 2.72 m
FLOOR PLAN
RE/MAX
PROPERTY
GROSS INTERNAL AREA
FLOOR PLAN: 57 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Matterport


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
67
68
England, Scotland & Wales
Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
87
88
England, Scotland & Wales



REMAX Property

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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.