



REMAX
Property

34 Clyde Drive, Craigshill, Livingston, EH54 5LF

Offers Over £120,000



Comfortable Ground Floor Living with an Easy to Use Modern Kitchen, Accessible Bathroom, and a Sunny South Facing Garden to Enjoy Peaceful Days Outdoors!

Team Lauren and Rodaidh & REMAX Property are delighted to present to the market this rarely available one Bedroom Bungalow located in Clyde Drive, Craigshill, Livingston, EH54 5LF. Comprising of: Entrance Hall, Lounge, Kitchen, Double Bedroom and Shower Room. This property benefits from a South Facing Garden, newly fitted gas central heating, double glazing and shared parking.

Clyde Drive is located in Craigshill which 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 great 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.

Online Booking For Viewings & Home Report Downloads On REMAX Website

Freehold Tenure

Council Tax Band A

No Factor fees

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

Hallway

12' 6" x 5' 4" (3.82m x 1.63m)

Enter into the Hallway which gives access to the Lounge, Shower Room, Kitchen and double Bedroom. The Hallway has one central light fitting, wallpapered walls, one radiator and laminate flooring. The space benefits from a large built-in sliding wardrobe and a built-in cupboard space (1.68m x 1.56m), the modern boiler is situated in here.

Lounge

15' 10" x 12' 0" (4.83m x 3.67m)

Good sized Lounge with access to the Kitchen, a rear facing window and an external rear door. Around the room there are two central light fittings, wallpapered walls, one radiator and laminate flooring.

Kitchen

10' 6" x 7' 0" (3.19m x 2.13m)

Kitchen comprising of: Fitted wall and base units, worktops, space for white goods, integrated electric hob, integrated oven, extractor and stainless-steel sink with mixer tap. There is one central light fitting, tile and wallpapered walls, one radiator and vinyl flooring. Additionally, there is a rear facing window and a sliding door which separates the Kitchen from Lounge.





Shower Room

6' 9" x 5' 5" (2.05m x 1.66m)

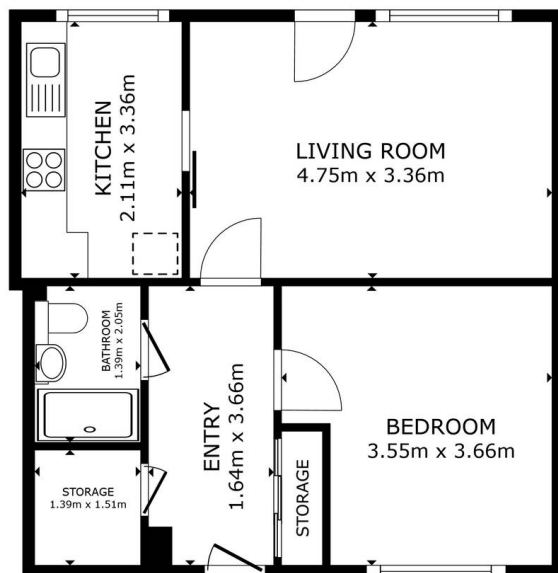
Shower Room comprising of toilet and sink vanity unit along with a walk-in shower with handheld electric shower. There is one central light fitting, tile and painted walls, extractor fan, heated towel rail and tile flooring.

Bedroom 1

11' 7" x 11' 10" (3.54m x 3.61m)

Excellent sized double Bedroom located at the front of the property. There is one central light fitting, a front facing window, wallpapered walls, one radiator and carpet flooring.





FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 48.9 m²
TOTAL: 48.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		
	68	76
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO₂) 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		
	74	78
England, Scotland & Wales		
EU Directive 2002/91/EC		



REMAX Property

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• [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.