



82 Darwin Street, EH54 5EY

Livingston - Offers Over £120,000







Located within the popular residential area of Craigshill, Livingston, this generously proportioned terraced home offers an exciting opportunity for buyers looking for a property they can update, personalise and truly make their own.

Requiring some upgrading, which is reflected in the competitive asking price, this is a home with excellent potential. The generous room proportions, practical layout, ample off-street parking and good-sized garden provide a fantastic foundation for creating a comfortable and stylish family home.

From the front, the property benefits from ample off-street parking, providing a welcome convenience for family life. The front door opens into a useful entrance hallway, with access to the kitchen, downstairs cloakroom and an exceptionally handy walk-in storage cupboard. This generous additional space offers fantastic potential for keeping everyday essentials neatly tucked away.

The kitchen is well proportioned and offers plenty of scope to create a modern family kitchen. There is space for a breakfast bar/table, a Belfast-style sink, a wide range of base and wall-mounted units and space for free-standing appliances. A window to the front allows natural light into the room, while double doors open through to the lounge.

Bright and generously proportioned, the lounge provides a comfortable space to relax and unwind, with a patio door opening directly onto the rear garden. The garden outlook gives the room a pleasant connection with the outside, while the generous proportions provide plenty of flexibility for both everyday family living and entertaining.

A useful ground-floor cloakroom completes the lower level.

Upstairs, the accommodation continues with three generous and well-proportioned bedrooms, each offering plenty of scope for the new owner to introduce their own style and personality. Whether creating peaceful bedrooms for the family, a home office or a flexible additional space, there is plenty to work with.

A further useful storage cupboard is located on the upper landing, while a loft hatch provides access to the loft space.

The family bathroom is a good size and is fitted with a four-piece suite comprising a WC, wash hand basin, corner bath and separate shower cubicle. A front-facing window provides natural light.

Outside, the rear garden is laid to lawn and offers a good-sized outdoor space for children, pets, gardening or simply enjoying some fresh air during the warmer months. It provides a practical space for modern family life.

The property benefits from gas central heating, with the boiler upgraded in May 2023, together with double glazing.

Overall, this is a home that offers an excellent opportunity for a buyer to take a property with a great layout, generous proportions and strong practical features and transform it into something that reflects their own taste and personality. With its competitive asking price and potential to create a fantastic family home, this is one that should appeal to buyers looking for value and the opportunity to put their own stamp on a property.

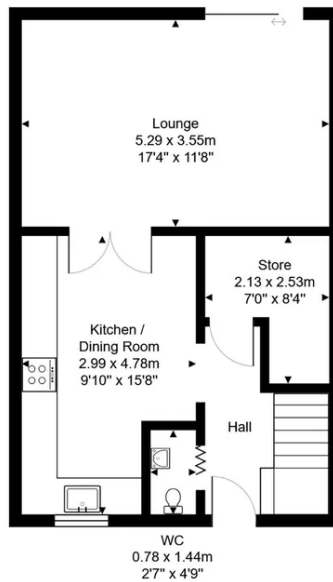


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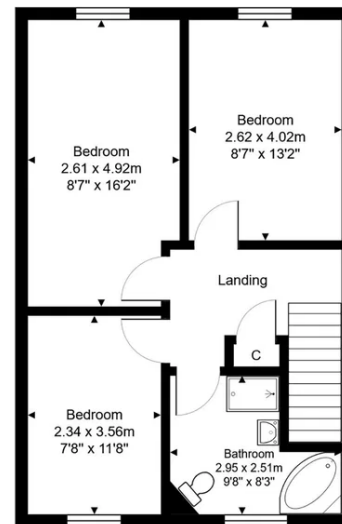


Total Area: 90.6 m² ... 976 ft²

All measurements are approximate and for display purposes only



Ground Floor



1st Floor



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

