



16 Millfield

Livingston Village, Livingston, EH54 7AR



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16 Millfield is a superbly located detached home set within a quiet cul-de-sac in Livingston Village, commuting distance to the capital, offering flexible accommodation ideal for families and commuting professionals. The property includes a bright living room with an electric fireplace and a sliding door to a spacious dining room, and a triple-aspect conservatory providing valuable additional living space, as well as a kitchen with a large storage cupboard. With four bedrooms, including a principal bedroom with an en-suite shower room, a family bathroom and an additional shower room on the ground floor, the layout offers excellent adaptability. Private gardens, driveway and garage parking, gas central heating and double glazing complete this attractive home.

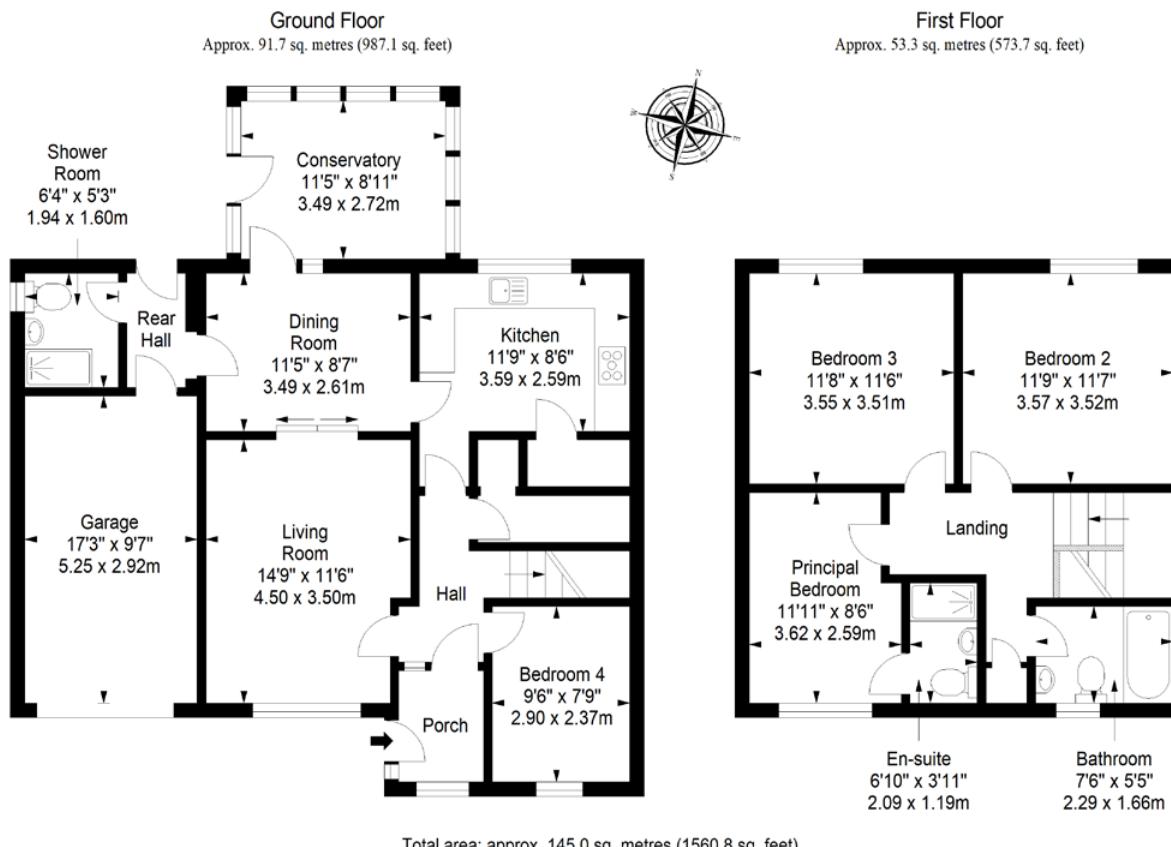
Extras: All fitted floor and window coverings and light fittings are included in the sale.

Features

- Detached house in Livingston Village
- Entrance porch and hall with carpeted stairwell
- Sun-facing living room with a fireplace
- Spacious dining room
- Triple-aspect conservatory
- Kitchen with a storage cupboard
- Sunny main bedroom with en-suite shower
- Two more double bedrooms
- Versatile fourth bedroom/study
- Bathroom with overhead shower
- Rear hall and shower room
- Private lawned gardens with outdoor seating space
- Private drive and garage parking
- Gas central heating and double-glazed windows
- EPC - B



Floorplan



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These particulars, whilst carefully prepared, are not warranted as accurate and do not form part of any contract of sale.

All measurements are approximate and are not warranted.

No warranties are given by the seller or the selling agents as regards (a) the state of repair of the property, (b) whether or not the property is affected by any Statutory or other Notice or Planning Proposals, (c) whether or not Building Warrant and other necessary Consents have been obtained for alterations or additions which may have been carried out to the property, (d) whether or not any replacement windows which may have been fitted comply with Building Regulations and whether or not any Guarantees exist for any Specialist treatment works which may have been carried out at the property. Any purchaser shall require to carry out his own investigations in respect of such matters, interested parties should have their own Solicitors note interest with ourselves in order that they might be advised of any closing date which may be set for offers. The sellers do not bind themselves to accept the highest or any offer which may be received for the property.



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