



4 Beaully Drive,  
Craigshill, Livingston  
EH54 5LG

Offers Over £195,000

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 4 Beauly Drive

Craigshill Livingston EH54 5LHG

This is a superb and rare opportunity to purchase a very spacious and popular style end terraced villa, located in a highly sought after area. It will provide an excellent family home and has well proportioned rooms throughout, with all bedrooms being double in size. There is a fully enclosed south facing garden to rear and to the front, a paved drive leading to garage with electric door. Attractive cul-de-sac with minimal traffic. The location has easy access to nearby schools, amenities, local shops and town centre. Flexible/early entry available. Chain free. Early viewing advised.

- Entrance hall
- Shower room
- Lounge/dining
- Fitted kitchen
- Four spacious bedrooms
- Bathroom
- GCH & DG
- Garage
- Gardens & driveway
- Council Tax Band C
- Floor area 114 m2 approx



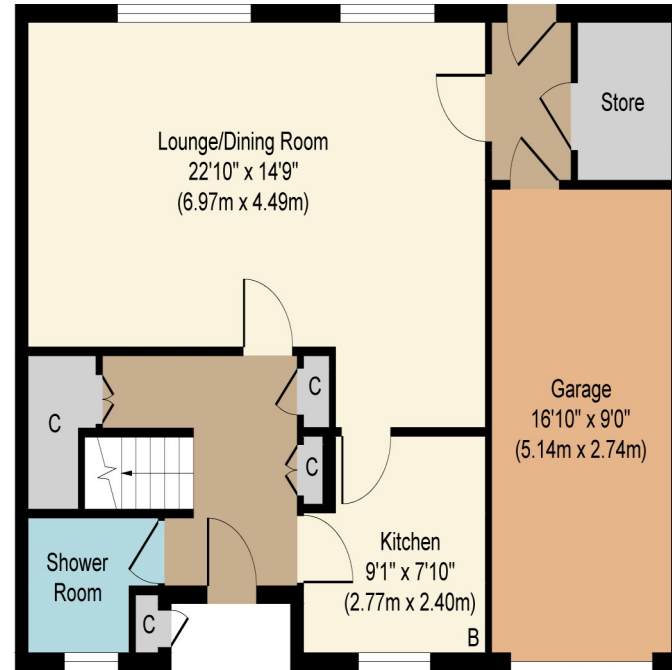
4 Beauly Drive

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)

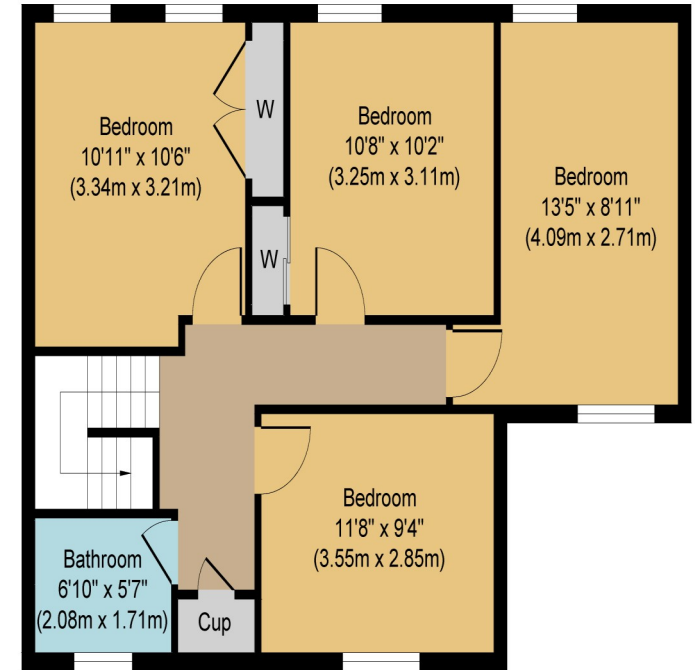


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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.