



41 Croft Place

Livingston, West Lothian, EH54 6RJ



Set within an established neighbourhood in Livingston, within commuting distance of the capital, 41 Croft Place is a ground-floor flat with its own private entrance. This property is versatile, appealing to first-time buyers, couples, young families, and commuters alike. The home features an entrance hall with storage, a sunny and spacious living room with an electric fireplace, a breakfasting kitchen, and two double bedrooms (one with two wardrobes). Completing the home is a bathroom with an overhead shower and vanity storage. Externally, there is an enclosed private garden with seating and a drying area, plus a private driveway, garage parking, all within easy reach of excellent amenities, green spaces, schools, and transport links.

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



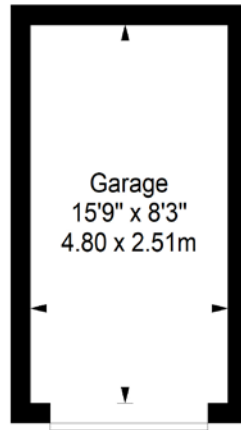
Property Features

- Ground-floor flat in Livingston
- Part of an established residential suburb
- Private main entrance
- Entrance hall with storage
- Sunny living room with an electric fireplace
- Breakfasting kitchen with fitted units
- Main bedroom with two wardrobes
- Versatile second bedroom with a sunny aspect
- Bathroom with overhead shower
- Private garden with a drying area
- Private driveway and garage parking
- Gas central heating and double glazing
- EPC Rating - C

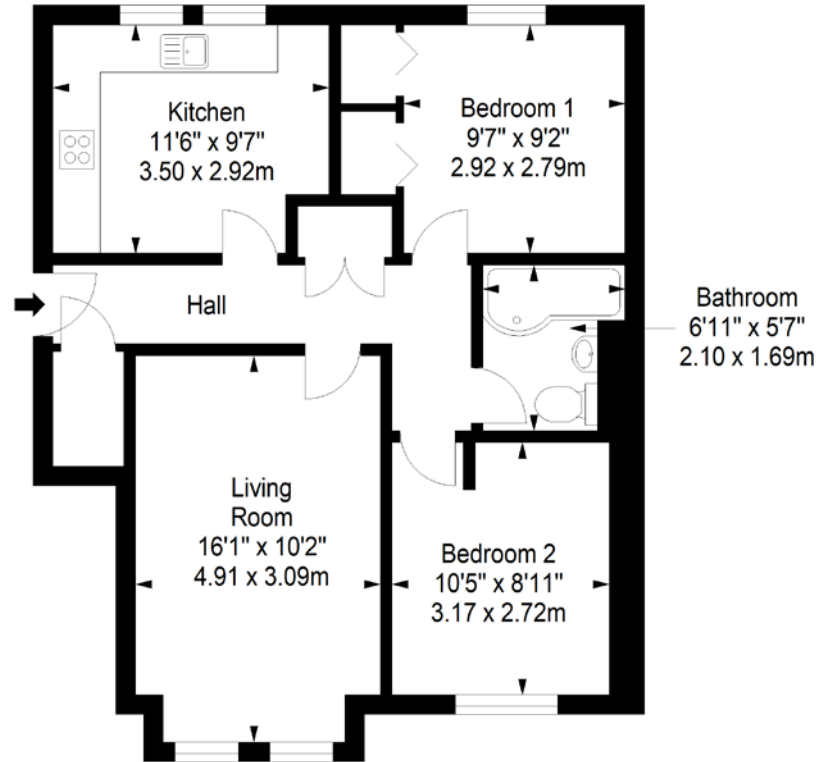


Floorplan

Garage
Approx. 12.0 sq. metres (129.2 sq. feet)



Ground Floor
Approx. 58.8 sq. metres (632.9 sq. feet)



Total area: approx. 58.8 sq. metres (632.9 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106