



65 OLD SCHOOL AVENUE

Polbeth, West Lothian, EH55 8FE



1

Public Room



4

Bedrooms



2

Bathroom



65 OLD SCHOOL AVENUE

Immaculately presented with stylish, contemporary interiors and a palette of tasteful décor throughout, this detached house forms part of a sought-after new development on the edge of Polbeth. The property is ideal for families, with a spacious reception room, a generous dining kitchen with a separate utility room, four double bedrooms, an en-suite shower room, a bathroom, and a separate WC.

Polbeth itself and neighbouring Livingston are home to excellent amenities, such as shops (Livingston is home to several shopping centres), schools, with the catchment primary under a mile away and the secondary school just two miles away, transport links, including two train stations within 5 minutes' drive, and a wealth of open space.







B

EPC
RATING

F

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Detached house in Polbeth
- Immaculate, contemporary interiors
- Entrance hall with built-in storage
- South-facing living room
- Well-appointed dining kitchen with adjoining utility room and WC
- Four double bedrooms (three with built-in wardrobes)
- One en-suite shower room
- Stylishly tiled bathroom with shower-over-bath
- Large, landscaped rear garden
- Private garage and double driveway parking







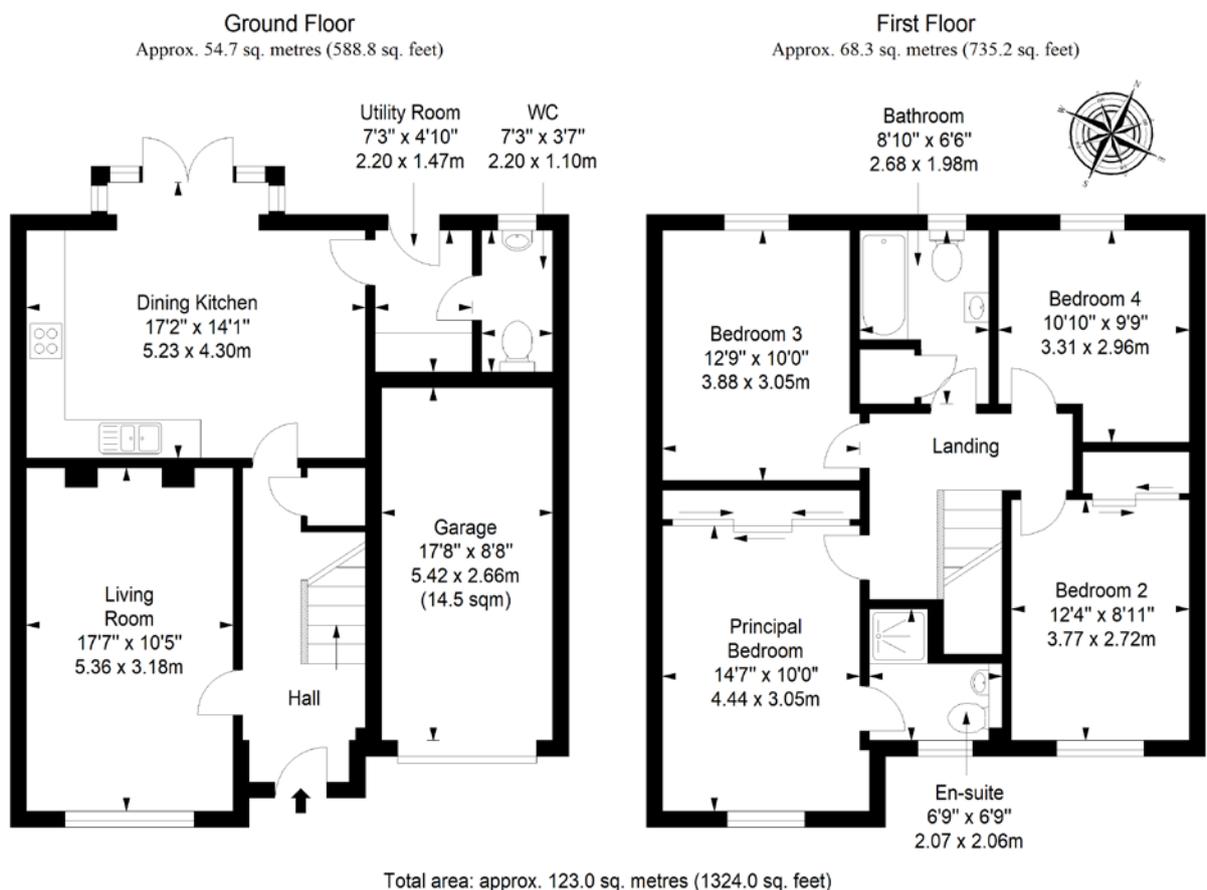
Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, fridge/freezer, and dishwasher will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

Factor: There is a factoring agreement in place with Ross & Liddell. The yearly charge for this is approximately £130 (usually about £70 in November, then £60 in May each year).



POLBETH, WEST LOTHIAN

Polbeth is a former mining village in the county of West Lothian, bordering the village of West Calder and the town of Livingston. Polbeth itself is home to reliable village amenities, including convenience stores, a pharmacy (with a doctor's surgery available in West Calder), a coffee shop, and a takeaway, as well as play parks and a Community Hub offering a wealth of groups and classes for all interests and ages, a community shop, and a co-working space, whilst a short drive or bus journey will take you to Livingston's outstanding shopping facilities. For families with children, schooling at primary and secondary levels is available in Livingston, where there is also a college campus for tertiary education. The Five Sisters Zoo is on the edge of the village, offering a fantastic day out for the whole family, with further family friendly venues and attractions in Livingston and further afield in Edinburgh and Glasgow. For the active type, the area enjoys a wealth of green space for outdoor exercise, with indoor fitness and leisure facilities available in Livingston. Polbeth offers regular bus services connecting across the county and further afield, as well as benefiting from nearby road links and two train stations within easy driving distance, making travelling by road or rail easy and efficient.



@gilsongrayprop
 gilson gray property
 gilson gray property
 @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.