

Peterkin & Kidd

Solicitors and Estate Agents

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**GORSEBANK
LIVINGSTON, EH54 6DY**



OFFERS OVER £148,000

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GORSEBANK LIVINGSTON, EH54 6DY

This mid-terraced property offers spacious and flexible accommodation for family living and is set over 2 floors with a garage and communal parking to the side.

There is ramp access to a uPVC door which leads to the hall with space for freestanding furniture and an L-shaped understair cupboard. There is a 2-piece cloaks/WC and a window to the front.

The well-proportioned living room / dining room is brightly situated with windows to the front and rear gardens.

To the rear, the kitchen is fitted with a range of wall and base units with stainless steel sink and drainer and co-ordinating work surfaces. The gas hob, oven, grill, dishwasher, freezer and integrated fridge/freezer are included in the sale but are not warranted. Plumbed for washing machine. A door leads out to the garden.

Stairs from the hall lead to the upper floor with a shelved linen cupboard and a hatch to the attic.

Bedroom 1 is to the rear with ample space for freestanding furniture and a window to the garden. The wardrobe is included in the sale.

Bedroom 2 is also to the rear with a recess and a window offering open aspects. The wardrobe is included in the sale.

Bedroom 3 is to the front with space for freestanding furniture.

The wet room completes the accommodation and is fitted with a white 2-piece suite comprising WC and wash hand basin with wall-mounted Mira shower and wet wall panelling. Window to front.

ACCOMMODATION

Hall
Living room / dining room
Fitted kitchen
3 bedrooms
Wet room, cloaks/WC

Gas central heating, double glazing

EXTRAS

All fitted carpets, floor coverings, white goods as specified and the wardrobes are included in the sale.

GARDEN

There is a garden to the front which is laid with slate chippings. The garden to the rear is low maintenance and on two levels with a patio, a chipped area and a gate to the rear.





GARAGE AND PARKING

There is a garage at the end of the terrace together with communal parking.

SITUATION

Livingston is ideally situated for commuters with excellent links to Edinburgh and Glasgow via A71 and M8/M9 motorway network as well as frequent buses and trains. It has good nursery, primary and secondary schools as well as West Lothian College.

The town centre provides an extensive range of shops at The Centre and Livingston Designer Outlet together with supermarkets, retail parks and restaurants.

For recreation, there are sport and leisure centres and Almond Valley Heritage centre with woodland walks and parks to enjoy.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

OTHER

COUNCIL TAX BAND: B

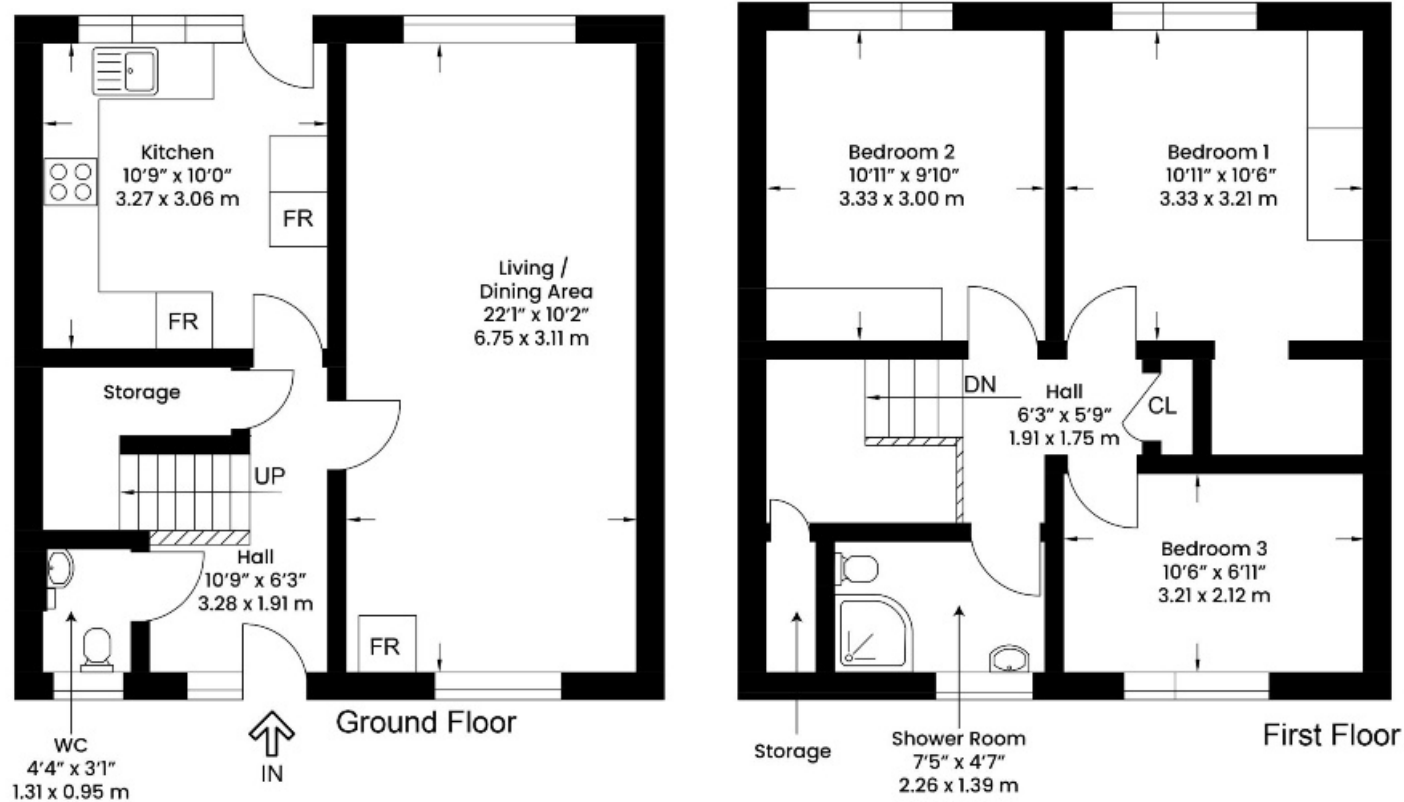
The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.

EPC:C



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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (1010927)
vistaBee 2028

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We can open doors for you

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