



53 Victoria Street, EH54 5BQ

Livingston - Offers Over £55,000







Due to limited mortgage lending cash buyers only

This appealing two-bedroom property presents an excellent opportunity for cash buyers looking to acquire a well-proportioned home in an established setting. Available to purchase chain-free and offered at a competitive asking price, the property would benefit from some cosmetic upgrading, allowing the successful purchaser the opportunity to modernise and personalise the accommodation to their own taste. The asking price has been carefully reflected to take this into consideration.

The property enjoys a pleasant position within an area surrounded by an abundance of green space, creating an open outlook. There is ample on-street parking available nearby, while the surrounding communal grounds provide a lovely sense of space and greenery. The location offers a comfortable residential setting and would appeal to buyers looking for a home with potential, as well as investors seeking an opportunity to add value.

Upon entering through the front door, you are welcomed directly into the kitchen. The kitchen is fitted with a good range of base and wall-mounted units, providing useful storage and preparation space. There is under-counter space for white goods, together with an integrated oven and hob. Two particularly useful storage cupboards provide additional space for household belongings, helping to keep the home practical and organised.

A door from the kitchen leads through to the bright and airy lounge. A large window overlooks the communal garden grounds and enjoys an attractive outlook across the surrounding green space. The open aspect gives the room a pleasant, light-filled feel and provides a comfortable space for relaxing or entertaining.

From the lounge, a door leads into the hallway, which provides access to the remaining accommodation. There are two sizeable double bedrooms, both offering generous proportions and ample space for free-standing bedroom furniture. The bedrooms are neutrally decorated, providing a blank canvas for the new owner to add their own style and create rooms to suit their individual taste and requirements.

The bathroom is fitted with a white three-piece suite comprising a bath, wash hand basin and WC. A shower is positioned over the bath, while white tiling and white wet wall panelling provide a practical finish around the bathing area.

Further benefits include gas central heating and double glazed windows.

Externally, the property benefits from communal garden grounds, providing a pleasant green setting for residents to enjoy, together with a communal drying area. Ample on-street parking is also available.

Overall, this is a well-proportioned two-bedroom property offering genuine potential for the purchaser to make their mark. While some cosmetic upgrading would enhance the accommodation, the combination of generous room sizes, useful storage, communal green space and a competitive asking price makes this an appealing opportunity. The property is particularly suited to cash buyers seeking a home to personalise or investors looking for a property with scope to add value.

Early viewing is recommended to fully appreciate the accommodation and potential on offer.

Discover Livingston: Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty. At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents and visitors alike. From high-street retailers to quaint boutiques, there's something to cater to every taste and preference. Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas. The town's well-planned layout incorporates schools, healthcare facilities, and community centres, ensuring that residents have access to essential services within easy reach.

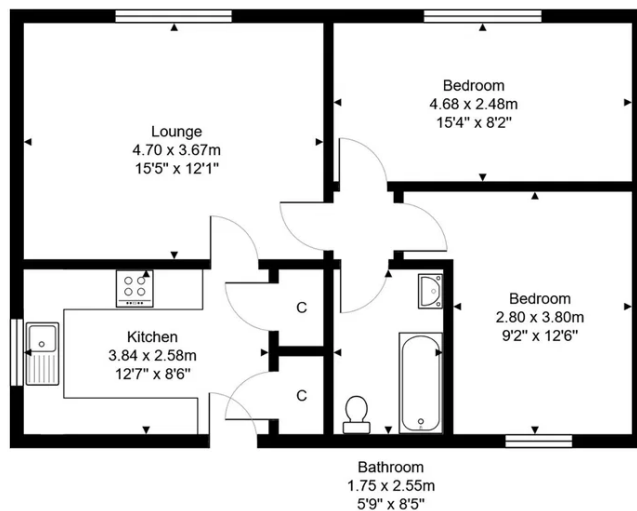




53 Victoria Street, Craigshill, Livingston, EH54 5BQ

Total Area: 61.4 m² ... 661 ft²

All measurements are approximate and for display purposes only



Ground Floor



Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.

