



21 Almond Court

Livingston, EH54 5NZ

Offers over £255,000



Tucked within a peaceful residential setting in Livingston, this 3 bedroom detached bungalow offers a fantastic option for buyers of all ages in search of single level living. Almond Court is a private development of only 25 properties, with our listing completed in 1997 and featuring the same owner since new. Located within the Craigshill area of the town, the property is well set for access to the wide array of shopping and recreational amenities available in Livingston. Transport throughout the wider region is well catered for via easy access to the M8 motorway, with a train station found nearby in neighbouring Uphall Station to provide a convenient link to Edinburgh and Glasgow. For those who like to keep active, Livingston Rugby Club and Letham Bowling Club are nearby, alongside good walking and cycling routes along the Almond river.



Description

The property itself is an ideal choice for buyers looking to downsize, with the convenience of no onward chain from the sale side. Well-proportioned accommodation includes a generous living and dining room, perfect for everyday relaxing or hosting family meals with doors leading directly out to the garden area. The fitted kitchen comprises a range of wall and base storage cabinets alongside appliances that can remain as a part of the sale if desired. Internal access to the garage offers conversion potential or secure parking, with a utility area at the rear ideal for daily laundry needs. The 3 bedrooms include 2 doubles and a smaller single, all boasting neutral décor, carpet flooring and storage potential for everyday requirements. The bathroom features tiled walls and flooring alongside a 3 piece suite, with electric shower mounted above the bath. Gas central heating, double glazing and an installed alarm system all provide practical efficiency and comfort. Low maintenance garden grounds surround the property on all sides, with a south facing outlook at the rear bringing lots of sunshine throughout the summer months. The driveway and garage provide off-street parking, with a timber shed offering extra storage of garden items.

Location

In the eastern area of Livingston, Craigshill is well positioned for access to the major road networks surrounding the town, including junction 3 of the M8. A selection of primary schooling is available in the area whilst a library, shopping mall and supermarket offer everyday convenience. A train station at nearby Uphall offers a regular service to Edinburgh and Glasgow. A comprehensive range of recreational and shopping facilities are available within Livingston, with The Centre and multiplex cinema within easy reach. Craigshill is also well located for use of St Johns Hospital.

Living / Dining Room 19'3" x 12'1" (5.87m x 3.70m)

Kitchen 9'7" x 8'8" (2.93m x 2.65m)

Bedroom 1 13'2" x 8'9" (4.03m x 2.67m)

Bedroom 2 12'0" x 8'5" (3.68m x 2.57m)

Bedroom 3 8'8" x 6'4" (2.65m x 1.94m)

Bathroom 8'8" x 6'4" (2.65m x 1.95m)

Garage 20'0" x 9'0" (6.11m x 2.76m)

Key Info

Home Report Valuation: £260,000

Total Floor Area: 71m² (765 ft²)

What3words: ///person.feasts.homeward

Parking: Driveway & Garage

Heating System: Gas

Council Tax: E - £2724.94 per year

EPC: C

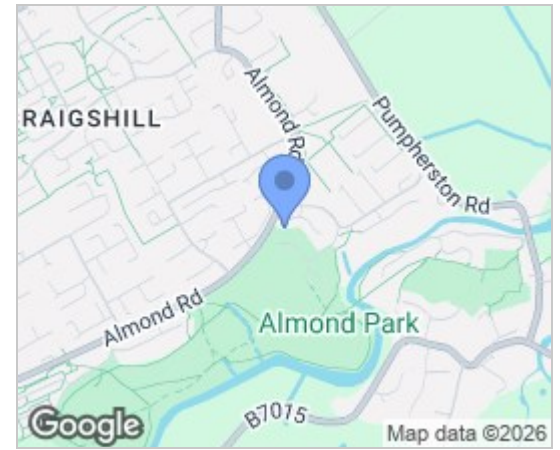
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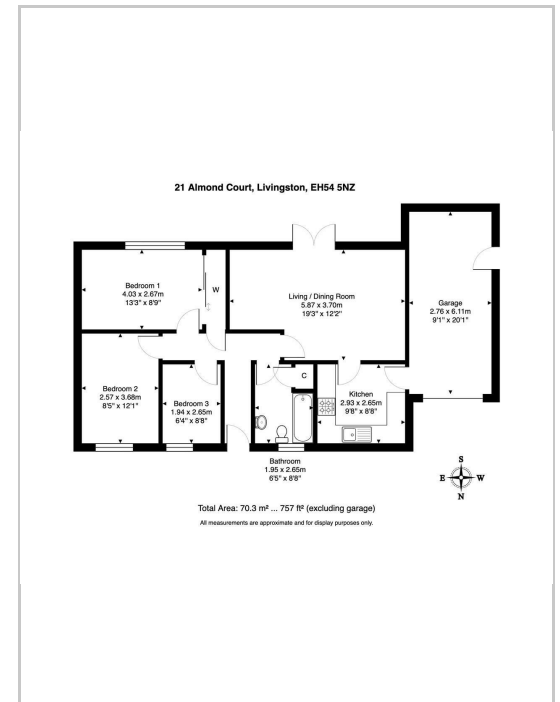
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Area Map



Floor Plans



Energy Efficiency Graph

