



84 Haymarket Crescent
Livingston EH54 8AU
Offers Over £189,000

Caesar & Howie
Solicitors & Estate Agents



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This is a beautifully presented and modern two-bedroom end terrace villa, ideal for first-time buyers, young professionals, or those looking to downsize. It is situated in a well established and sought after location which is close to excellent local amenities, shopping, schooling at all levels and Livingston North train station, making it ideal for the commuter. This stylish home offers bright and contemporary living accommodation with well proportioned rooms, a modern kitchen, handy conservatory and private outdoor space. Early viewing is highly recommended to fully appreciate this property. Early/flexible entry is available with no onward buying chain involved.

- **Entrance hallway**
- **Spacious lounge**
- **Dining kitchen**
- **Conservatory**
- **Two double bedrooms**
- **Bathroom**
- **Gardens & driveway**
- **GCH & DG**
- **Council Tax Band: D**
- **Energy Efficiency Rating: C**

Extras: All floor coverings and blinds. Tumble dryer, TV and shed. No warranties/guarantees will be provided.

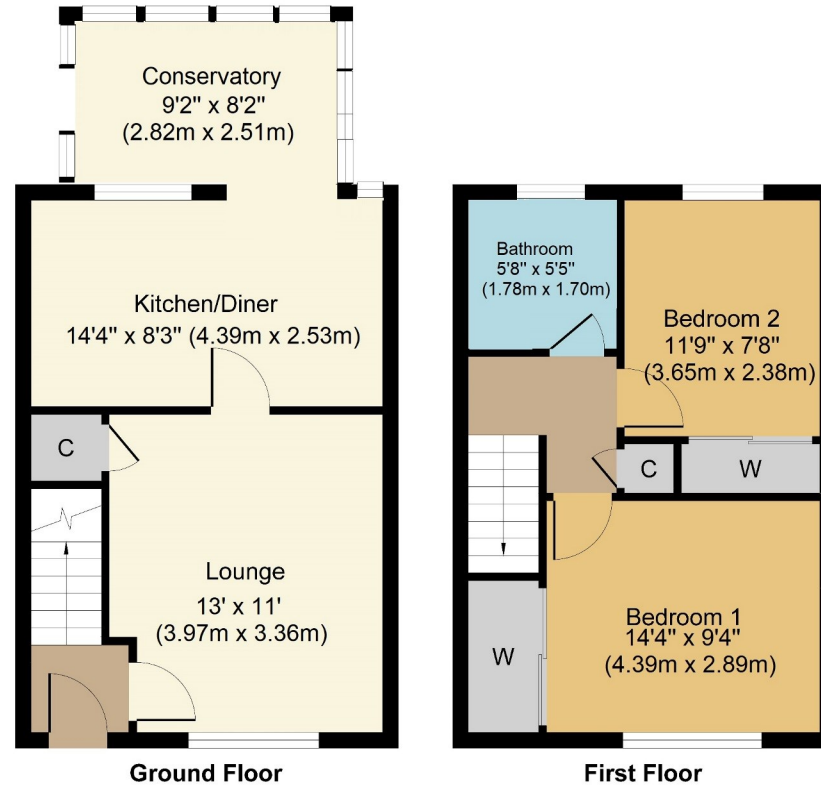
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email prop@caesar-howie.co.uk





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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