



55 Mossbank  
Ladywell Livingston  
EH54 6DZ  
Offers Over £138,000

**Caesar & Howie**  
*Solicitors & Estate Agents*





## 55 Mossbank

### Ladywell Livingston EH54 6DZ

An excellent first time buy or investment property is offered from this spacious and popular style end terraced villa, in central and sought after area. The accommodation is well laid out, has excellent further potential and is competitively priced in the market. The location has easy access to local schools, public transport, nearby hospital, rail station and town centre. Immediate/flexible entry is available and the property is being sold "chain free". Early viewing recommended.

- **Entrance hall & W.C.**
- **Lounge/dining room**
- **Kitchen**
- **Conservatory**
- **Three bedrooms**
- **Shower room**
- **GCH & DG**
- **Gardens**
- **Non allocated parking nearby**
- **Council Tax Band B**



Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)

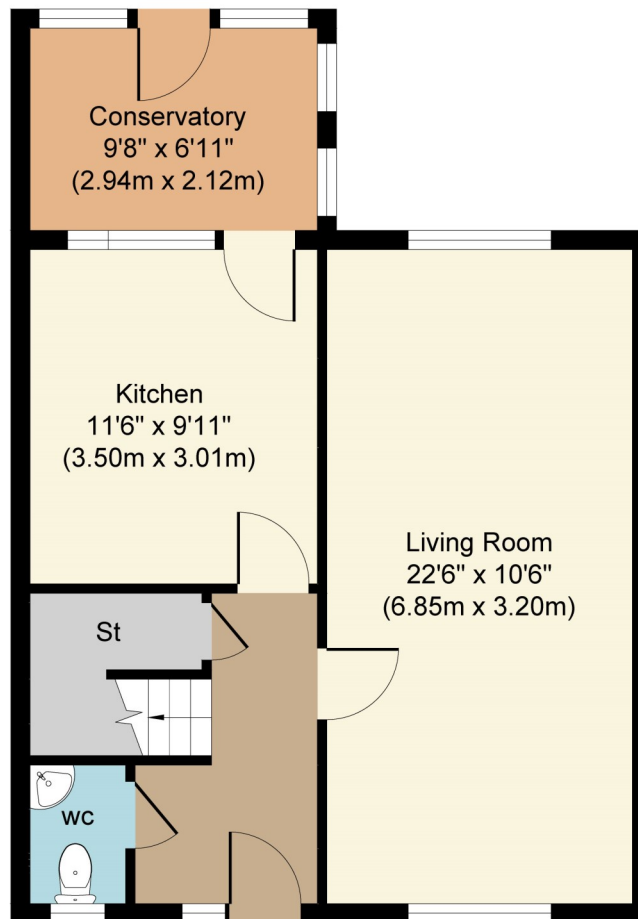




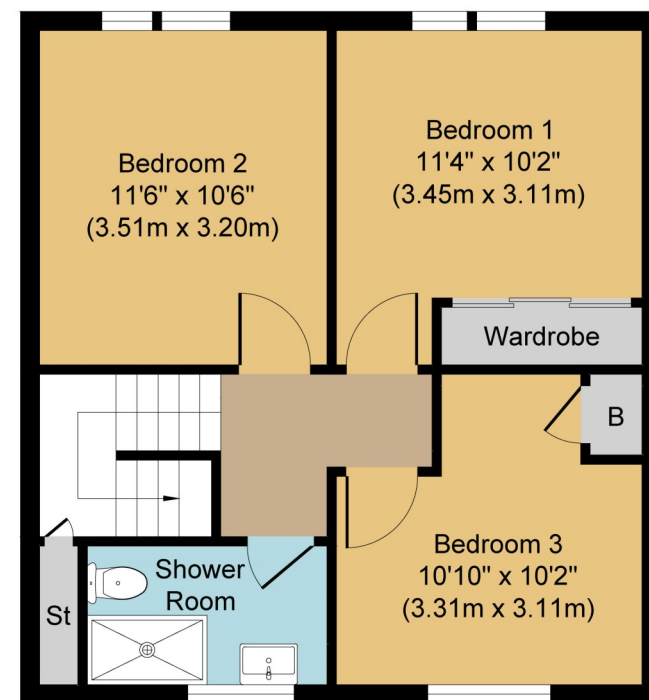
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**Ground Floor**



**First Floor**

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 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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