



REMAX
Property

63 Heatherbank, Livingston, EH54 6EF

Offers Over £198,000



Rarely Available Upgraded Five Bedroom Property With Two Living Areas, Plenty Of Storage, Front and Rear Gardens and Multi-Car Driveway!

Team Lauren and Rodaidh & REMAX Property are delighted to present to the market this five bedroom End Terraced Home located in Heatherbank, Livingston, EH54 6EF. Comprising of: Entrance Vestibule, Hall, WC, Lounge, Kitchen, Family Room, Five Bedrooms and Newly Fitted Shower Room. This property benefits from surround exterior CCTV, home alarm system, newly painted interior & exterior, newly upgraded roof, new boiler with 5 years free servicing, some radiators and windows renewed, gas central heating, double glazing, multi-car driveway & guest parking.

Council Tax Band D

Freehold Tenure

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Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

Heatherbank is an incredibly popular residential area of Ladywell, an area in the heart of Livingston. It is close to local amenities and is well served by bus and rail services and schools. It is within close proximity to St John's Hospital, the Civic Centre and the Shopping Centre. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Entrance Vestibule

The Entrance vestibule has space for storage, painted walls, newly fitted tall opaque window and laminate flooring.

Hallway

7' 1" x 6' 8" (2.16m x 2.03m)

The Hallway gives access to every room downstairs and has two large cupboard spaces. The hall has one central light fitting, painted walls, one radiator and vinyl flooring.

WC

4' 0" x 3' 10" (1.21m x 1.16m)

Located off of the Hall is the WC with sink and toilet. There is spotlighting, opaque front facing window, painted walls and vinyl flooring.

Kitchen

11' 9" x 9' 2" (3.59m x 2.80m)

Kitchen comprising of: Fitted wall and base units, worktops, space for white goods, integrated electric hob, integrated oven and stainless steel sink with mixer tap. There is one central light fitting, front facing window, painted walls, one radiator and vinyl flooring.

Family Room

13' 0" x 11' 10" (3.95m x 3.60m)

Spacious family room which can be used for dining, office space or an extension onto the Kitchen. Around the room there is one central light fitting, rear facing window, painted walls, one radiator and laminate flooring.

Lounge

18' 1" x 11' 3" (5.51m x 3.44m)

Generous sized Lounge with a front and rear window, and access to the rest of the property via two newly fitted doors. Around the room there are two central light fittings, two radiators and laminate flooring.





Rear Hall

7' 1" x 3' 6" (2.17m x 1.07m)

Located at the rear of the property with access to the Lounge, family room, staircase to upper level, and rear garden via exterior door. There is one central light fitting, painted walls, one radiator and laminate flooring.

Upper Hallway

Hallway giving access to five Bedrooms, Bathroom, two built-in cupboard spaces and attic space. There is one central light fitting, painted walls, one radiator and newly fitted carpet flooring.

Bedroom 1

12' 4" x 9' 0" (3.75m x 2.75m)

Excellent sized double Bedroom with one central light fitting, front facing window, painted walls, one radiator and laminate flooring.

Bedroom 2

12' 2" x 12' 0" (3.70m x 3.66m)

Double Bedroom with built-in cupboard space, one central light fitting, rear facing window, painted walls, one radiator and laminate flooring.

Bedroom 3

12' 0" x 10' 0" (3.66m x 3.04m)

Double Bedroom with one central light fitting, front facing window, painted walls, one radiator and vinyl flooring.

Family Bathroom

6' 10" x 6' 9" (2.08m x 2.05m)

Newly fitted three piece shower room with sink with black tap, toilet, and walk-in shower with black overhead and handheld shower. There is one central light fitting, painted walls with wet wall panelling, black heated towel rail, wall mounted storage and laminate flooring.





Bedroom 4

9' 2" x 7' 10" (2.79m x 2.39m)

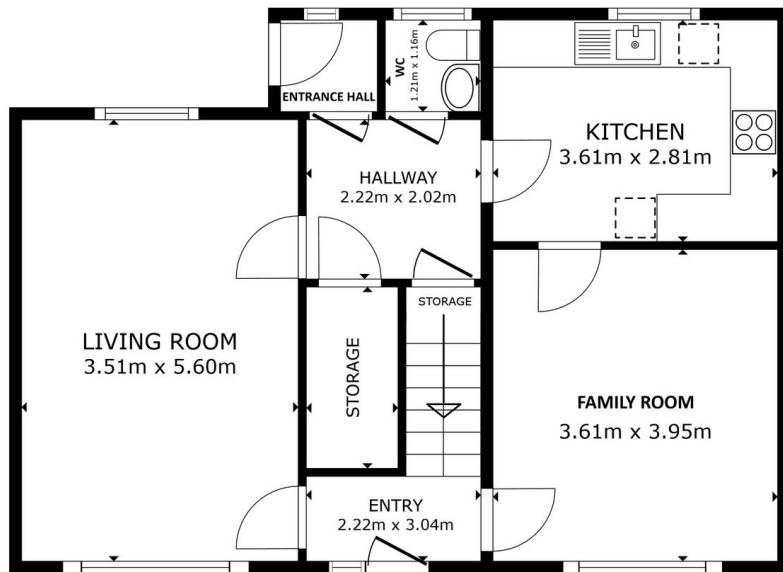
Bedroom with built-in cupboard space, one central light fitting, rear facing window, painted walls, one radiator and laminate flooring.

Bedroom 5

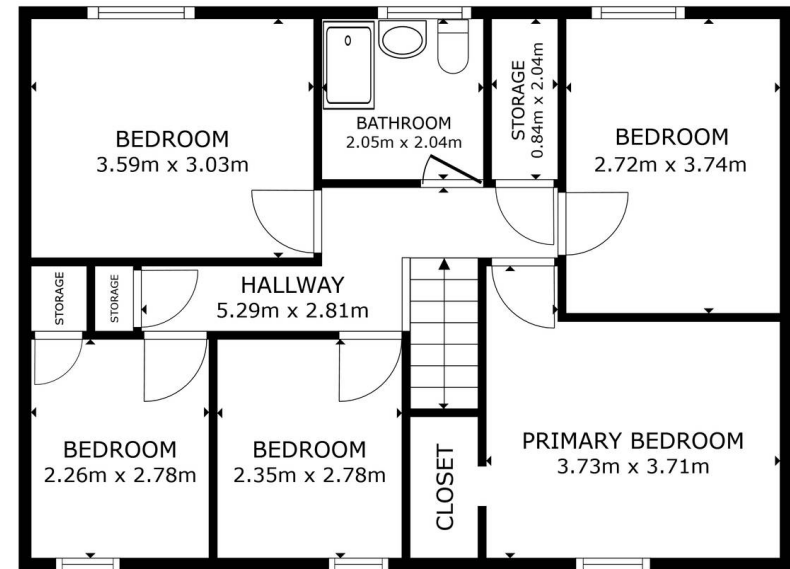
9' 1" x 7' 6" (2.77m x 2.29m)

Bedroom with built-in cupboard space, one central light fitting, rear facing window, painted walls, one radiator and vinyl flooring.





FLOOR 1



FLOOR 2



REMAX Property

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Sales particulars aim for accuracy but rely on seller-provided info.

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