



238 Oldwood Place, Livingston

Offers Over £135,000



## 238 Oldwood Place

### Livingston

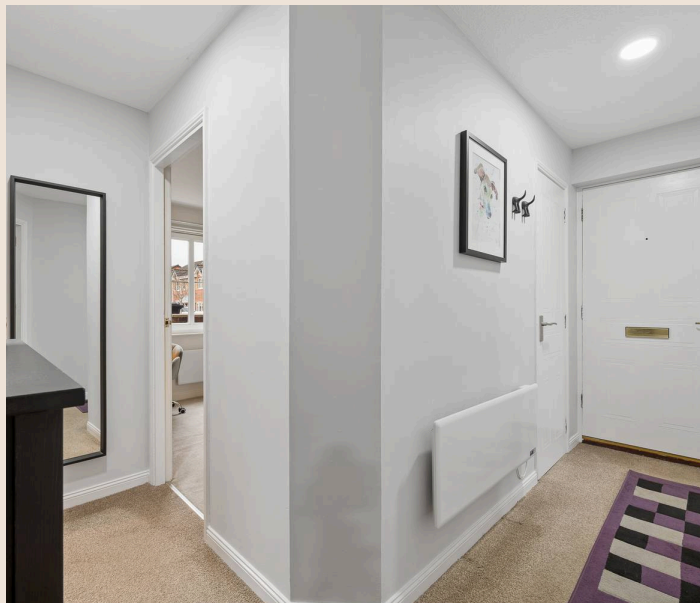
Welcome to Oldwood Place, Eliburn, Livingston, a beautifully presented ground floor two bedroom flat set within a highly desirable and well connected residential area. Offered to the market in move in condition and chain free.

Upon entering the property, you are welcomed into a bright and well proportioned hallway, offering a pleasant sense of space from the outset. The hallway also benefits from two generous storage cupboards, providing excellent practicality for everyday living.

Straight ahead lies the heart of the home: a spacious open plan lounge, dining and kitchen area, designed for both comfort and functionality. The lounge can comfortably accommodate two large sofas along with a media wall, while the dining area provides ample space for a table seating four to five people, ideal for hosting or entertaining. Patio doors form a Juliet style balcony, allowing natural light to flood the space and enhancing the airy, open feel of the room.

The kitchen sits neatly within the open plan layout and is well equipped with everything required for modern living. It features a four point induction hob, integrated oven, splashback tiling and wood effect cabinetry, along with under counter space for a washing machine and fridge freezer. Chrome finishes complete the space, giving it a clean and practical finish.

Bedroom one is a generously sized double room, comfortably accommodating a king size bed along with bedside cabinets and a chest of drawers. A fitted wardrobe provides excellent storage, while the large window allows in plenty of natural light.



Bedroom two is another well proportioned double room, currently arranged as a daybed and home office and also benefits from its own fitted wardrobe, making it a versatile space suitable for guests, working from home or additional storage.

The main bathroom is a particularly attractive feature of the home, offering a spacious four piece suite comprising a bathtub, separate standing shower, WC and wash hand basin. The room is fully tiled, finished with neutral tones and chrome accents and includes additional built in storage.

Externally, the property benefits from communal parking located directly to the front, offering convenience for residents and visitors.

Oldwood Place enjoys a superb location within Eliburn, with excellent access to local amenities and transport links. Livingston North Train Station is just a short distance away, providing direct routes to Edinburgh and Glasgow. Everyday conveniences such as the local Co-op are nearby, while Morrisons, the Livingston Designer Outlet and a wide range of shops, dining and leisure facilities are all within easy reach. The property also falls within the catchment area for St Margaret's Academy, making it an appealing choice for families.

This is a fantastic opportunity to secure a well presented, low maintenance home in a popular and well connected Livingston location.

Home Report Value- £140,000

EPC - D

Council Tax Band - C

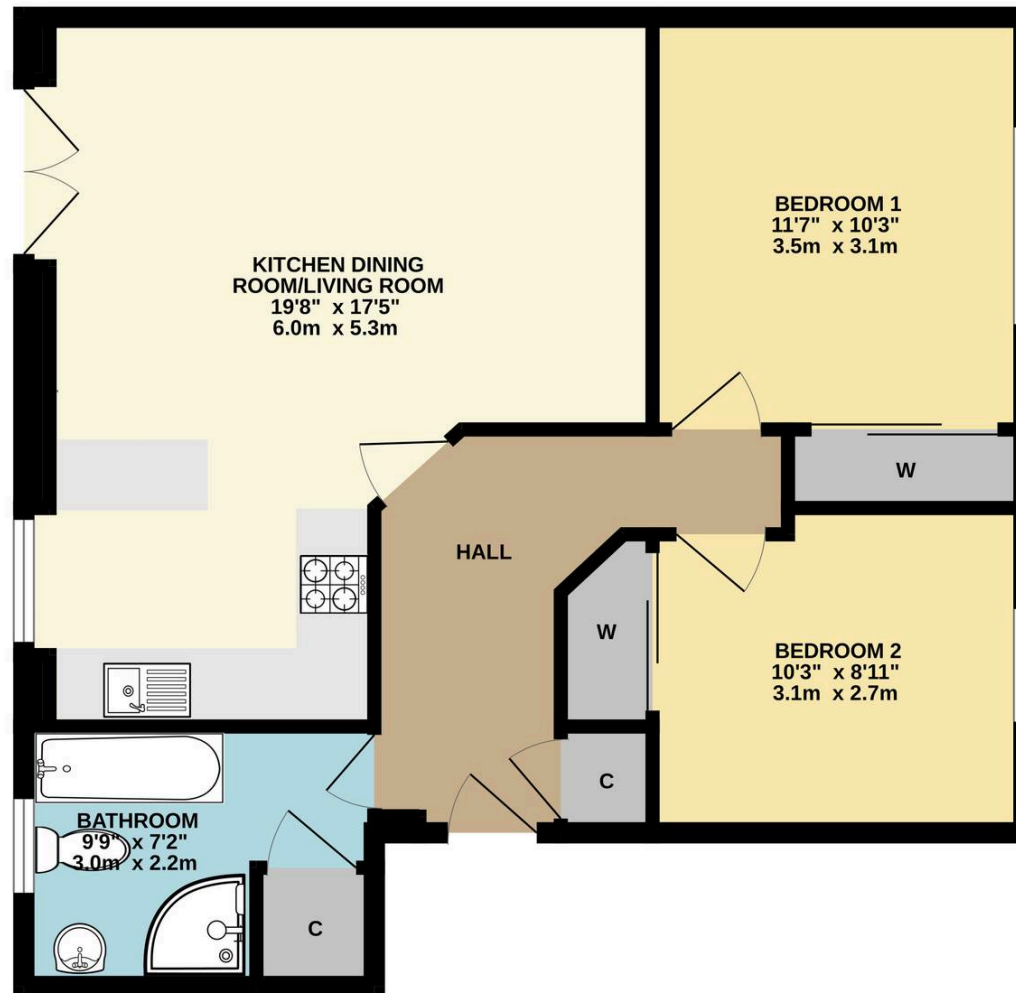
Square Ft- 646 / 60m<sup>2</sup>

Included in Sale - Fridge Freezer, Blinds, Curtains and light fittings

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# GROUND FLOOR



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