



30 Meadowbank, Livingston
OFFERS OVER £144,000



30 Meadowbank

Livingston, Livingston

Three bedroom mid-terrace in Meadowbank, Ladywell. Spacious, with lounge/diner, kitchen, WC, bathroom, gardens. Needs full refurbishment.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Hallway

A good-sized entrance hallway entered via a uPVC front door with a side window allowing natural light. The hallway benefits from a large walk-in storage cupboard, ceiling light, radiator, and provides access to the lounge, kitchen, WC, and upper level. The hallway would benefit from some upgrading and modernisation.

Lounge/Diner

22' 6" x 10' 6" (6.87m x 3.20m)

A spacious lounge with front and rear facing windows providing plenty of natural light. Features include two radiators, two centre light fittings, and carpet flooring. The room offers excellent space and potential but would benefit from upgrading and modernisation throughout.

WC

4' 7" x 3' 6" (1.40m x 1.06m)

A convenient ground floor WC fitted with a WC and corner wash hand basin, complemented by splashback tiling, vinyl flooring, and a centre light fitting. A practical space that would benefit from some cosmetic upgrading and modernisation.

Kitchen

12' 0" x 3' 7" (3.65m x 1.10m)

A good-sized kitchen with a rear facing window and a half-glazed door providing access to the garden. The room offers space for a washing machine, fridge freezer, and cooker, and includes a stainless steel sink with drainer and mixer tap, along with a radiator. The kitchen offers excellent potential but requires refurbishment and modernisation throughout.

Stairs & Landing

The staircase and upper landing are fitted with carpet flooring and ceiling light fittings, with access provided to all three bedrooms, the bathroom, and the attic. A functional area offering good space and practicality, although it would benefit from upgrading and modernisation.





Bedroom One

11' 4" x 10' 4" (3.46m x 3.15m)

A spacious double bedroom with a rear facing window allowing for natural light. The room also features a radiator, ceiling light fitting, and carpet flooring. Offering good proportions and potential, the bedroom has a large walk in storage cupboard and would benefit from upgrading and modernisation.

Bedroom Two

11' 6" x 10' 5" (3.50m x 3.18m)

A good-sized second bedroom with a rear facing window providing natural light. The room features carpet flooring, a ceiling light fitting, and ample space for free-standing furniture. A well-proportioned room with plenty of potential, good size although it would benefit from upgrading and modernisation.

Bedroom Three

10' 4" x 7' 2" (3.16m x 2.19m)

The third bedroom is a single room with a front facing window allowing natural light into the space. The room also features carpet flooring, a ceiling light fitting, and a radiator. A practical bedroom that would benefit from fresh décor and upgrading throughout.

Bathroom

8' 5" x 4' 7" (2.56m x 1.40m)

The family bathroom features a front facing window and is fitted with a vanity wash hand basin, WC, and bath with an over-bath electric shower. Additional features include a radiator, ceiling light fitting, wet wall panelling, and tiling. The bathroom offers good functionality but would require upgrading and modernisation throughout.





FRONT GARDEN

The front garden is fully enclosed with fencing and a gate, and is mainly laid to lawn with some paved areas. It offers a good outdoor space and would benefit from a general tidy-up to enhance its overall appearance and presentation.

REAR GARDEN

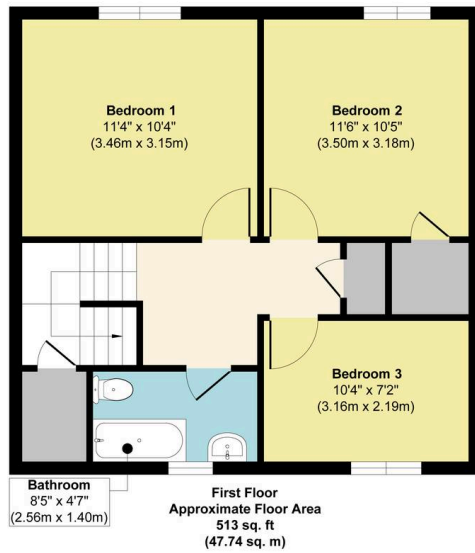
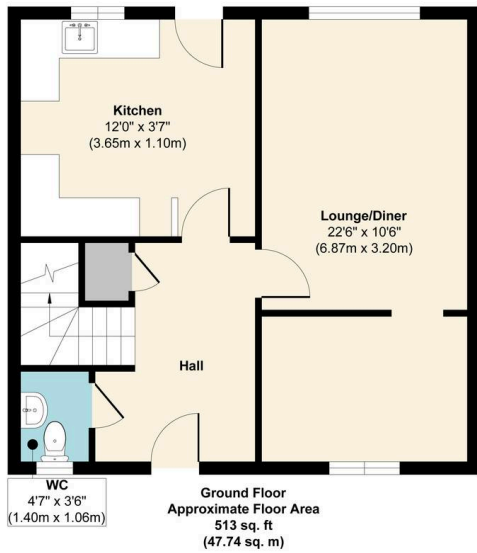
A good-sized rear garden, fully enclosed with fencing and a rear gate, offering a private outdoor space. The garden is mainly laid to lawn with some paved areas and would benefit from care, tidying, and general maintenance to reach its full potential.

ON STREET

1 Parking Space

On-street parking is available, with multiple bays provided for both residents and visitors, offering convenient and accessible parking close to the property.





Approx. Gross Internal Floor Area 1026 sq. ft / 95.48 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England, Scotland & Wales

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