

Turpie
&Co



40



Aller Place, Livingston, EH54 6RF

Visit www.turpies.com
or telephone 01506 668448



40

Aller Place, Livingston



Situated within an established residential area of Livingston, this well-presented two-bedroom terraced home offers spacious and versatile accommodation, complemented by an enclosed rear garden.

The ground floor comprises a welcoming entrance hallway, a generously proportioned lounge/dining room with windows to the front and rear, a separate fitted kitchen and a convenient WC. Upstairs, there are two comfortable double bedrooms, including a particularly spacious principal bedroom, along with a further bathroom featuring both a bath and separate shower enclosure.

Outside, the enclosed rear garden features a substantial decked area, ideal for outdoor seating and entertaining, together with a useful garden shed.

What's special about this house

- Well-presented two-bedroom terraced home situated within an established residential area of Livingston.
- Generously proportioned lounge/dining room with windows to the front and rear, providing a bright and versatile space for relaxing and entertaining.
- Separate fitted kitchen offering a range of storage units, practical worktop space and room for essential appliances.
- Two well-proportioned double bedrooms, including a particularly spacious principal bedroom with ample storage space.
- Enclosed rear garden with a substantial decked area, ideal for outdoor dining, entertaining or simply enjoying the warmer months.



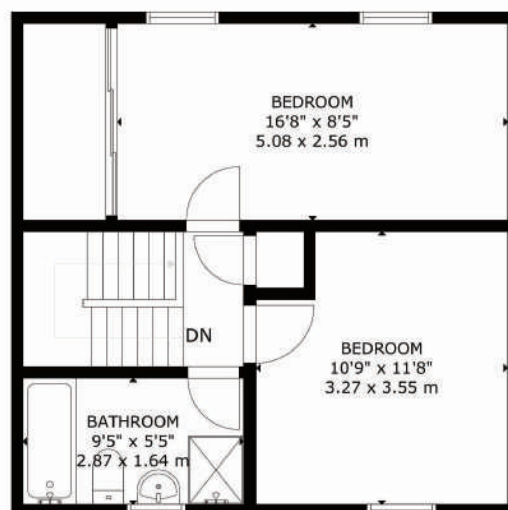
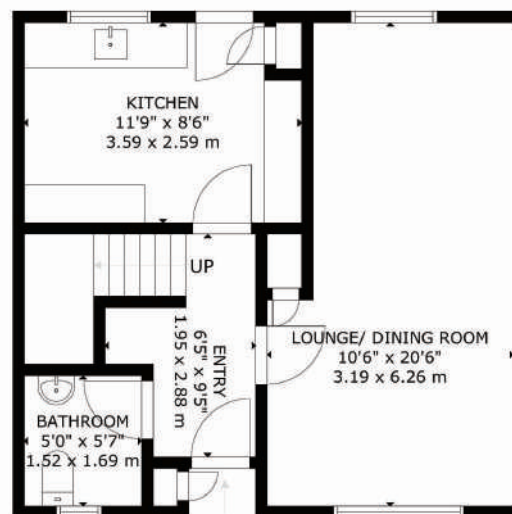
Location and Amenities

- Catchment for Peel Primary School and Inveralmond Community High School.
- Within easy reach of St John's Hospital and West Lothian College.
- A peaceful residential setting just a short walk from Eliburn Park with its play area, woodland walks, reservoir, and sports pitches.
- Less than a ten -minute drive from the exclusive Deer Park Golf and Country Club with its prestigious 18-hole course, beauty salon, thermal spa, swimming pool, gym, squash courts, and fitness classes.
- The Centre Livingston and Livingston Designer Outlet are less than a ten-minute drive.
- Ideal commuter location close to the M8 with easy access to Edinburgh (18 miles) and Glasgow (31 miles); the M9 is a short drive.
- Livingston North Railway Station is within walking distance.
- Edinburgh International Airport is just 12.8 miles away.

Extras

All floor coverings, light fittings, blinds, oven/hob and garden hut are included

Home Report valuation	£160,000
Internal floor area	78m ²
School catchment	Peel Primary School Inveralmond Community High
Council tax band	Band B
EPC Rating	Band C
Train station	Livingston North (1 mile)



Dimensions

Ground Floor

Lounge/Dining Room	3.19 x 6.26m
Kitchen	3.59 x 2.59m
WC	1.52 x 1.69m

First Floor

Bedroom 1	5.08 x 2.56m
Bedroom 2	3.27 x 2.55m
Bathroom	2.87 x 1.64m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Turpie Co

Pioneers in Property



Ava Steele
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.