



68 Don Drive

Livingston EH54 5LP

Fixed Price £65,000

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



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Craigshill Livingston EH54 5LP

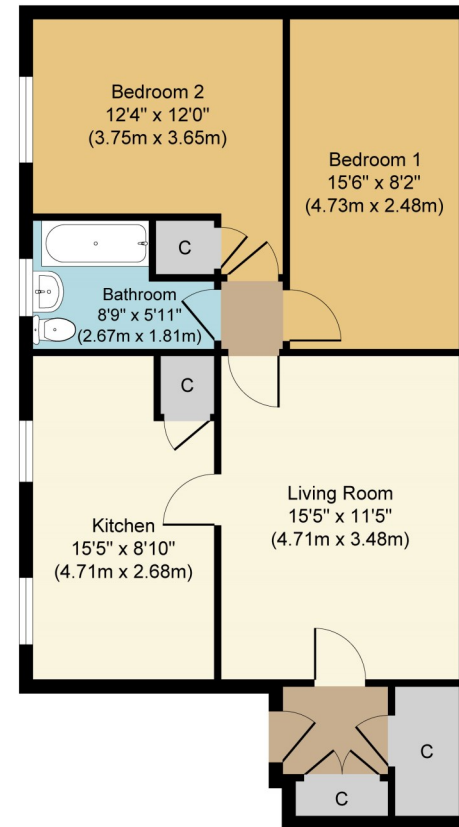
Well presented top/2nd floor flat in central area, offers ideal investment property in walk-in condition. The spacious accommodation has been freshly decorated and fitted with new carpets throughout. There is excellent storage and the kitchen has a wide range of fitted base and wall units. Benefits gas central heating, flexible/early entry and is chain free. Shared parking areas in vicinity. No factoring. The location is well placed for schools, local shops, amenities, public transport and town centre.

- **Communal entrance**
- **Hall/storage**
- **Spacious lounge**
- **Large fitted kitchen**
- **Two double bedrooms**
- **Bathroom**
- **GCH & DG**
- **Freshly decorated/carpeted**
- **Council Tax Band A**
- **Shared parking areas**
- **Floor area 64 m2**
- **Non standard construction, likely cash purchase only or verify finance prior to viewing.**

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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Whilst 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 mis-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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