



19 Appleton Drive
LIVINGSTON | EH54 6FP


warners
solicitors & estate agents



19 Appleton Drive

LIVINGSTON | EH54 6FP

Well presented, five-bedroom detached family home forming part of an established development in the popular town of Livingston in West Lothian.

This outstanding home offers well planned and flexible accommodation over two levels and is presented to the market in move-in condition. On the ground floor, the spacious living room is flooded with natural light through south-facing windows. The open plan kitchen/dining room is also of a good size, and from here French doors open out to the beautifully maintained private rear garden, creating an excellent space for entertaining, indoors and out. A utility room and WC lying off the kitchen dining room complete the accommodation on the ground level.

Upstairs, the two principal bedrooms both benefit from a stylish ensuite shower room. Two further bedrooms on this level are both well-sized doubles, with either room having the potential to be employed as an ideal home office or gym. The fifth bedroom could be used as a single bedroom, study or playroom, further increasing the flexibility of the accommodation, and a family bathroom completes the internal accommodation.

Offering immense appeal to anyone looking for a family home within commuting distance of both Edinburgh and Glasgow, early viewing is highly recommended to appreciate everything that this fantastic home has to offer.

- Detached family home
- Living room
- Kitchen/dining room
- Two bedrooms with ensuite
- Two further double bedrooms
- Fifth bedroom/study
- Bathroom
- Utility room & WC
- Double glazing
- Gas central heating
- Garage & driveway
- Front & rear garden

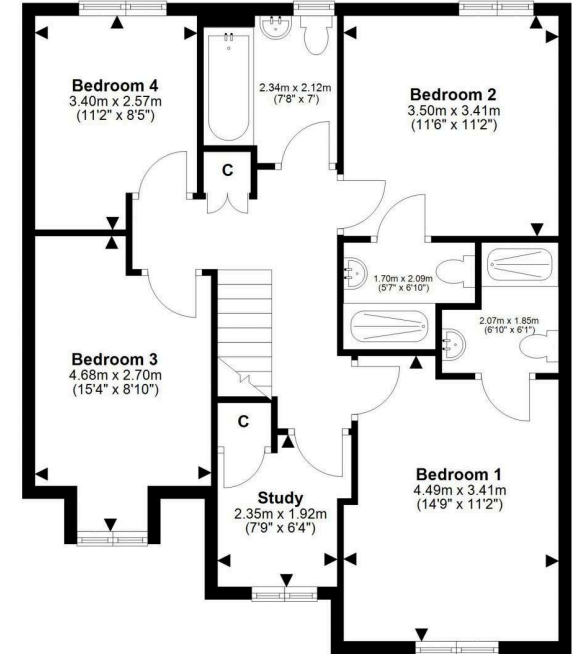
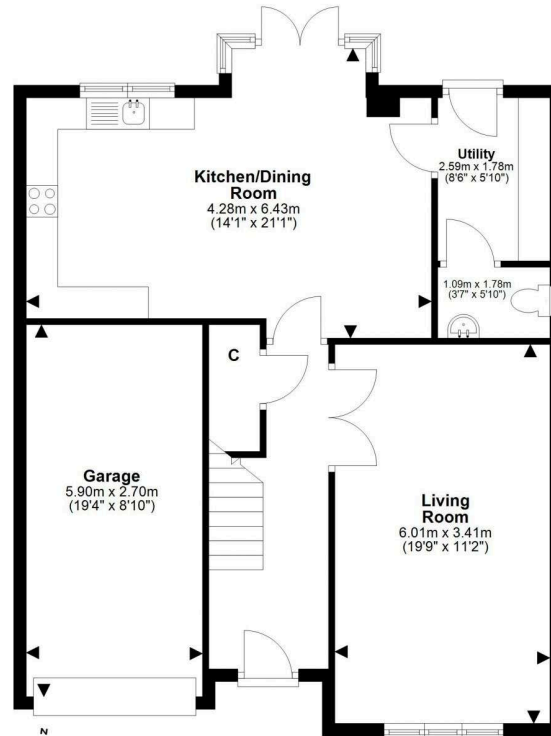
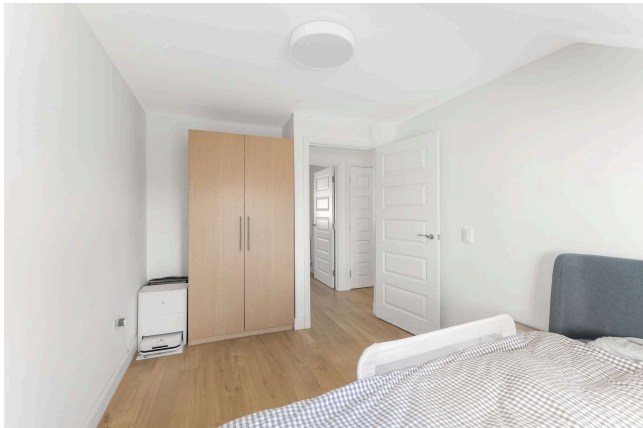
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All integrated kitchen appliances will be included in the sale of the property along with all curtains & blinds. EPC: C. CT: F. Factoring: Ross & Liddell approx. £200 P/Y.

Livingston is located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, and is bordered by the towns of Broxburn to the northeast and Bathgate to the northwest. For shoppers, the Almondvale Centre and Livingston Designer Outlets (formerly McArthur Glen) are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. Schooling at all levels is provided. Livingston sits within the central belt of Scotland and is an ideal base for commuters, having good road and rail links to Edinburgh, the Airport and Glasgow, whilst regular bus routes run nearby providing local services.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.