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Cedarbank, Livingston, EH54 6DR

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Cedarbank, Livingston



Presented in excellent condition, this four-bedroom end-terrace property is characterised by generous proportions, a tasteful decor, front and rear gardens and a versatile layout making it ideal for growing or established families.

The ground floor is home to a light and airy south-east-facing living room opening to the rear garden, a bright south-east-facing kitchen and a versatile double bedroom. On the first floor three further appealing double bedrooms share access to a sleek modern family bathroom.

Only a five-minute drive from Livingston North Train Station and close to an array of amenities including The Centre Livingston, this presents an excellent opportunity.

What's special about this house

- Presented in excellent condition, this four-bedroom end-terrace Livingston home is characterised by generous proportions, a tasteful decor, front and rear gardens, and a versatile layout.
- Bright living room boasting an elegant decor including handsome wooden flooring and opening via French doors to the rear garden.
- South-east-facing kitchen leading to the garden and boasting wood-effect wall and floor units, a quartz-effect worktop and splashback and an integrated gas hob, oven, and extractor hood.
- Tastefully presented principal double bedroom with built-in mirrored wardrobes.
- Neat and expansive front lawn and low-maintenance south-east-facing rear garden.
- Residents' parking
- Close to local schools, Livingston's retail and leisure amenities, and efficient commuter links to Edinburgh and Glasgow.



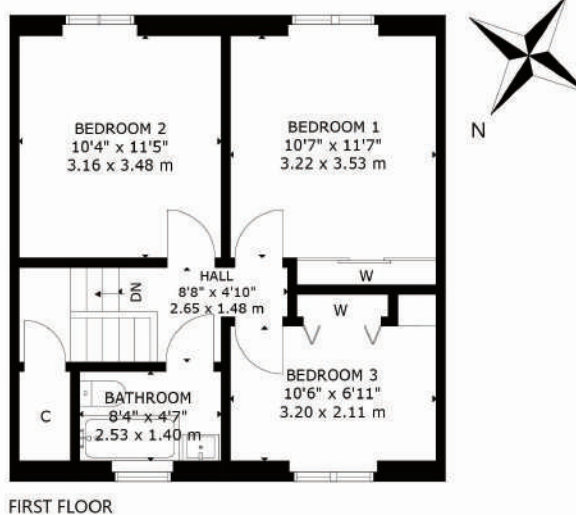
Location and Amenities

- Catchment for Toronto Primary School, and Inveralmond Community High School. A short drive from West Lothian College and St John's Hospital.
- The Centre Livingston and Livingston Designer Outlet are a five-minute drive, providing a wide variety of high street stores, boutiques, cafès, a VUE cinema, an ASDA supermarket, and casual dining options.
- Ideal commuter location close to the M8 with easy access to Edinburgh (18 miles) and Glasgow (33 miles); the M9 is a short drive.
- Livingston North Railway Station with regular and swift links to Edinburgh and Glasgow is a five-minute drive. Well-served by local bus services.
- Edinburgh International Airport is just 10 miles from the property.
- Green spaces on the doorstep include Almond Park.

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, dishwasher, fridge/freezer and garden hut are included

Home Report valuation	£190,000
Internal floor area	95m ²
School catchment	Toronto Primary School Inveralmond Community High School
Council tax band	B
EPC rating	C
Train station	Livingston North



Dimensions Ground Floor

Living Room	3.13 x 4.56m
Kitchen	3.08 x 3.37m
Bedroom 4	3.21 x 3.16m

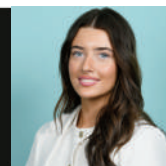
First Floor

Bedroom 1	3.22 x 3.53m
Bedroom 2	3.16 x 3.28m
Bedroom 3	3.20 x 2.11m
Bathroom	2.53 x 1.40m

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.

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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.