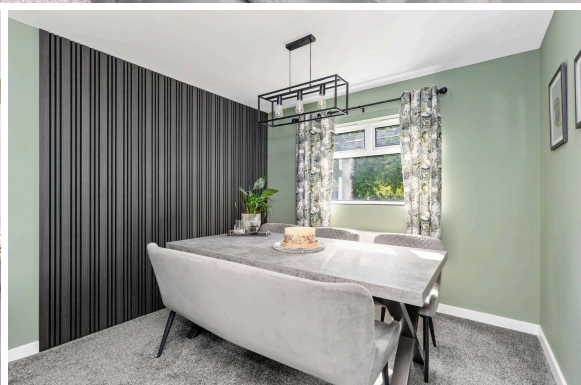




17 Forestbank
LIVINGSTON | EH54 6DX


warners
solicitors & estate agents



17 Forestbank

LIVINGSTON | EH54 6DX

Beautifully presented and bright end terraced villa quietly situated in a well established and popular residential area. This well proportioned family home boasts a private front garden and a landscaped, enclosed private rear garden and comprises of a welcoming entrance hallway with excellent storage and handy WC, a dual aspect living/dining room with feature wall panelling, contemporary kitchen fitted floor and wall units, integrated, and space for appliances, feature flooring, and gives direct access to the well-kept rear garden. There are three generous double bedrooms, the principal benefitting from a walk in wardrobe, and a lovely family bathroom with waterfall mains shower over bath, and vanity sink unit. The property further benefits from gas central heating, double glazing, fantastic storage options throughout including attic access, and private front, and attractive landscaped enclosed private rear garden. There is also unrestricted on street parking.

- Quietly situated at the end of the lane
- Beautifully presented and bright end of terrace villa
- Contemporary bathroom and downstairs WC
- Spacious dual aspect living/dining room
- Three double bedrooms, the principal with walk in wardrobe
- Fitted kitchen with feature flooring
- Gas central heating and double glazing
- Private front, and landscaped enclosed rear garden
- Unrestricted on street parking

Council tax band B, EPC rating C.

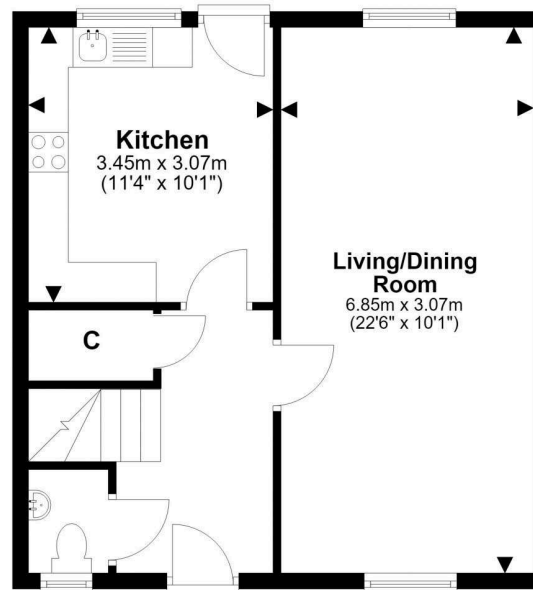
Extras to be included in sale: Washing machine, fridge/freezer, oven and hob. All light fittings, wall mounted TV brackets, curtain poles and kitchen blind.

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

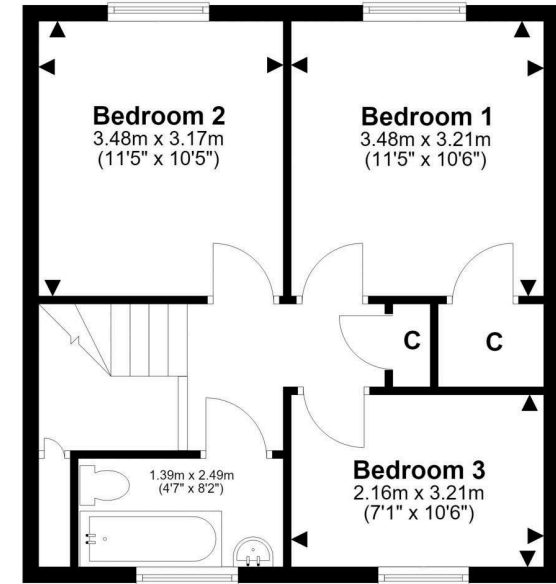


Livingston offers a wide spectrum of opportunities to its residents and sits close to open countryside, allowing the enjoyment of many pursuits, such as walking, cycling and horse riding. For shoppers, the Almondvale Centre and Livingston Designer Outlet are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. Neighbouring Deer Park Golf and Country Club offers golf and leisure facilities, ten-pin bowling, a restaurant and bar. In addition, Beecraigs and Almondell Country Parks and the banks of the River Almond are easily accessible. 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.





Ground Floor



First Floor

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.