

Peterkin & Kidd

Solicitors and Estate Agents

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**STONEBANK
LIVINGSTON, EH54 6HQ**



FIXED PRICE £129,950

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STONEBANK LIVINGSTON, EH54 6HQ

This end-terraced property sold as seen, is situated in an established residential development and would now benefit from upgrading.

A uPVC door with glazed panel leads to the hall with space for freestanding furniture and an L-shaped understair cupboard. There is a 2-piece cloaks/WC and a window to the front.

The well-proportioned living room / dining room is brightly situated with a window to the front and patio doors to the rear garden.

To the rear, the kitchen is fitted with wall and base units with 1.5 stainless steel sink and drainer, co-ordinating work surfaces and tiling to splashback. Plumbed for washing machine. A uPVC door with glazed panel leads out to the garden.

Stairs from the hall lead to the upper floor with a recessed cupboard and a hatch to the attic.

Bedroom 1 is to the rear with ample space for freestanding furniture and a window to the garden.

Bedroom 2 is also to the rear with space for freestanding furniture and a window offering open aspects.

Bedroom 3 is to the front with space for freestanding furniture.

The part-tiled bathroom completes the accommodation and is fitted with a white suite comprising WC, wash hand basin and bath with overbath shower. Window to front.

ACCOMMODATION

Hall
Living room / dining room
Fitted kitchen
3 bedrooms
Bathroom, cloaks/WC

Gas central heating, double glazing

GARDEN

There is a garden to the front which is pebbled. The fully enclosed garden to the rear has a gate to the side.

PARKING

Communal parking is available.





SITUATION

Livingston is ideally situated for commuters with excellent links to Edinburgh and Glasgow via A71 and M8/M9 motorway network as well as frequent buses and trains. It has good nursery, primary and secondary schools as well as West Lothian College.

The town centre provides an extensive range of shops at The Centre and Livingston Designer Outlet together with supermarkets, retail parks and restaurants.

For recreation, there are sport and leisure centres and Almond Valley Heritage centre with woodland walks and parks to enjoy.

VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

OTHER

COUNCIL TAX BAND: B

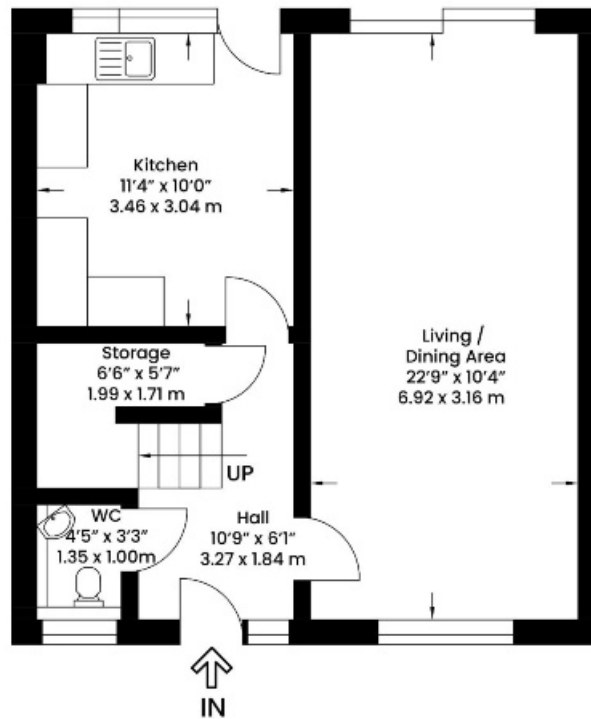
The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale.



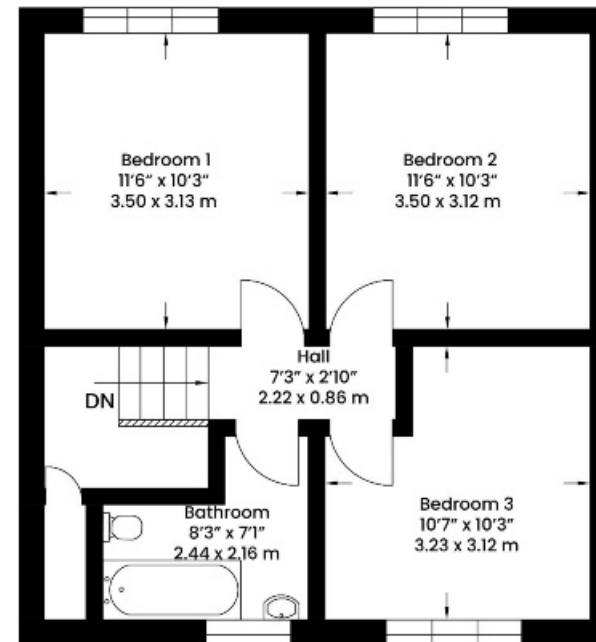
WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.

EPC:D



Ground Floor



First Floor

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This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
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We can open doors for you

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