



FOR SALE
REMAX
PROPERTY



REMAX
Property

76 Victoria Street, Craigshill, Livingston, EH54 5BH

Fixed Price of £75,000



Stylish And Spacious Upper Apartment In A Central Location Of Livingston

CASH PURCHASE ONLY

Lauren Beresford and REMAX Property brings to market Two Bedroom Upper Apartment situated in Victoria Street, Craigshill, Livingston, EH54 5BH. Comprising of: Hallway, Lounge, Kitchen, Two Double Bedroom's and Shower Room. The property benefits from double glazing and shared parking.

Victoria Street is located in the North of Craigshill and is close to local shops and amenities. Craigshill is in a popular and mature residential district, situated to the East of Livingston Town Centre. It is within easy reach of the town centre, St John's Hospital and the Civic Centre.

Livingston offers a great selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Council Tax Band A

Freehold Tenure

Online Booking For Viewings & Home Report Downloads On RE/MAX Website

Lounge

15' 6" x 11' 5" (4.72m x 3.48m)

Lounge is bright and spacious with one central light fitting, large front facing window, painted walls, one radiator and laminate flooring.

Kitchen

15' 5" x 8' 7" (4.71m x 2.62m)

Brilliant sized modern Kitchen comprising of: Fitted wall and base units, worktops, space for dining, space for white goods, extractor hood, integrated electric hob, integrated electric cooker and stainless steel sink with mixer tap. There are two central light fittings, tile and painted walls and vinyl flooring. Additionally, there are dual aspect windows and a built-in cupboard space where the recently upgraded heating system is.





Bedroom 1

15' 6" x 8' 2" (4.72m x 2.48m)

Excellent sized double Bedroom with newly fitted built-in mirrored wardrobes and space for additional storage units. There is one central light fitting, rear facing window, painted walls, one radiator and laminate flooring.

Bedroom 2

11' 11" x 9' 3" (3.63m x 2.81m)

Great sized double Bedroom with newly fitted built-in mirrored wardrobes and space for additional storage units. There is one central light fitting, front facing window, painted walls, one radiator and laminate flooring.

Shower Room

8' 9" x 5' 10" (2.66m x 1.78m)

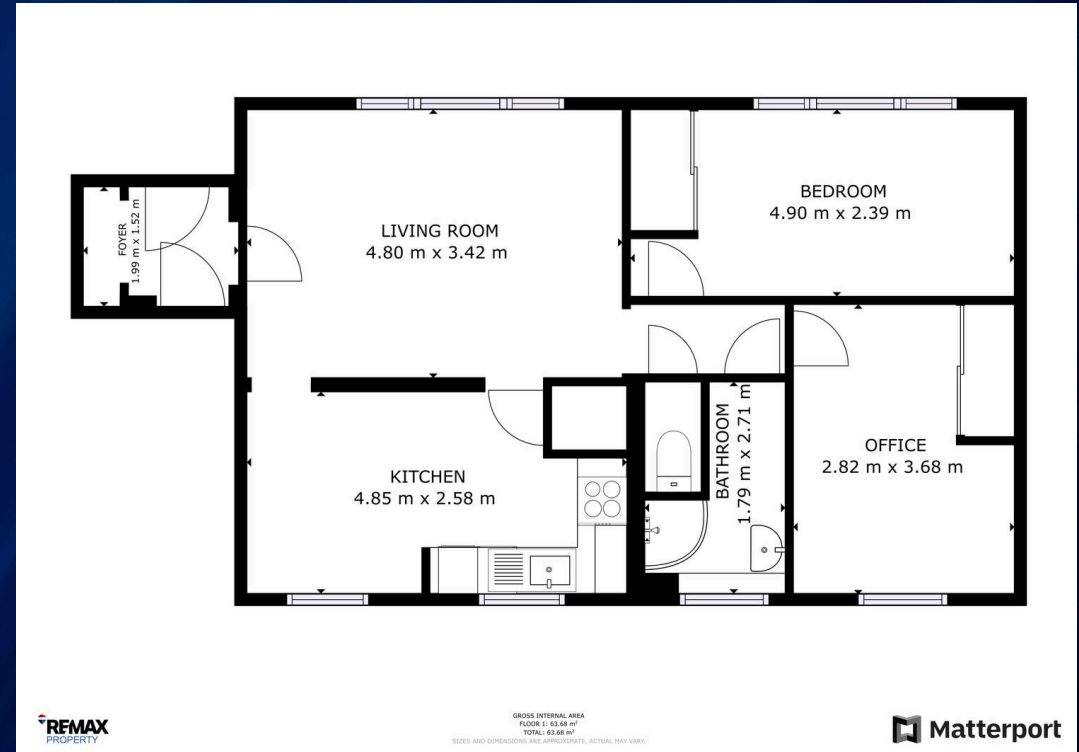
Shower Room comprising of: sink with mixer tap, shower system with fixed electric shower, one central light fitting, extractor fan, a front facing opaque window, heated towel radiator, tiled wall coverings and tile flooring.

WC

4' 6" x 2' 6" (1.38m x 0.77m)

Room with toilet, one central light fitting, extractor fan, painted walls and vinyl flooring.







REMAX Property

Remax Property, Remax House - EH54 6TS

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.