

OFFERS OVER £175,000

10 Torridon Walk

Livingston, EH54 5AT

drummondmiller
Solicitors & Estate Agents



- Spacious four-bedroom end-terrace villa offering excellent family accommodation
- Bright and spacious living/dining room with ample space for family living and entertaining
- Four well-proportioned bedrooms providing flexible accommodation
- Useful storage throughout the property
- Integral garage/store providing additional practicality
- Gas central heating and double glazing
- Driveway and garage
- Excellent local public transport links
- EPC D

Description

Occupying a desirable end-terrace position within a well-established residential area, this spacious four-bedroom villa offers an excellent opportunity for buyers seeking a property with significant scope for upgrading and modernisation.

Extending to approximately 112 sqm the accommodation is arranged over two levels and comprises a welcoming entrance hall, a generous living and dining room, fitted kitchen, ground floor WC and useful storage. An integral garage/store provides practical additional storage space.

The upper floor offers four well-proportioned bedrooms together with a shower room and further storage, creating flexible accommodation well suited to families and those requiring home-working space.

While the property would now benefit from being upgraded and modernised, it presents an ideal blank canvas for purchasers looking to create a home to their own specification and style.

Externally, the property enjoys the benefits of an end-terrace position, with private parking, an integral garage/store and outdoor space.





Central Heating and Double Glazing

There is gas central heating, alongside double glazed windows throughout.

Garden and Parking

The property benefits from its own private garden alongside a driveway and garage.

Location

Livingston is a popular West Lothian town offering an excellent balance of modern amenities, green open spaces and convenient transport links. Ideally positioned between Edinburgh and Glasgow, the area is particularly appealing to commuters, families and those looking for a well-connected location with a wide range of facilities close by.

The town provides an excellent selection of shopping, leisure and recreational amenities including the renowned The Centre, Livingston and Livingston Designer Outlet, along with a variety of restaurants, cafés, supermarkets and everyday services.

For outdoor enthusiasts, Livingston benefits from numerous parks, woodland walks and countryside areas nearby, including Almondell & Calderwood Country Park. The town also offers a range of sports and leisure facilities, making it an attractive location for active lifestyles.

Families are well catered for with a good choice of local schools, while excellent transport connections include easy access to the M8 motorway, Livingston railway stations and regular bus services, providing straightforward links to Edinburgh, Glasgow and surrounding areas.

Council Tax and EPC

It is in Council Tax band C and has a D-rated Energy Performance Certificate.

Home Report

The property has been valued at £185,000 and a link to the Home Report is available from the ESPC website.

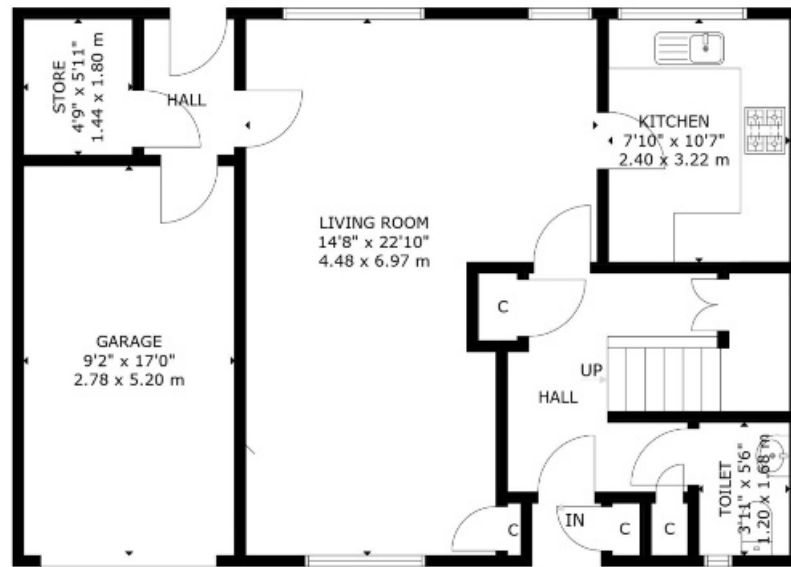
Viewing

By appointment with the Agent telephone 0131 229 3399.

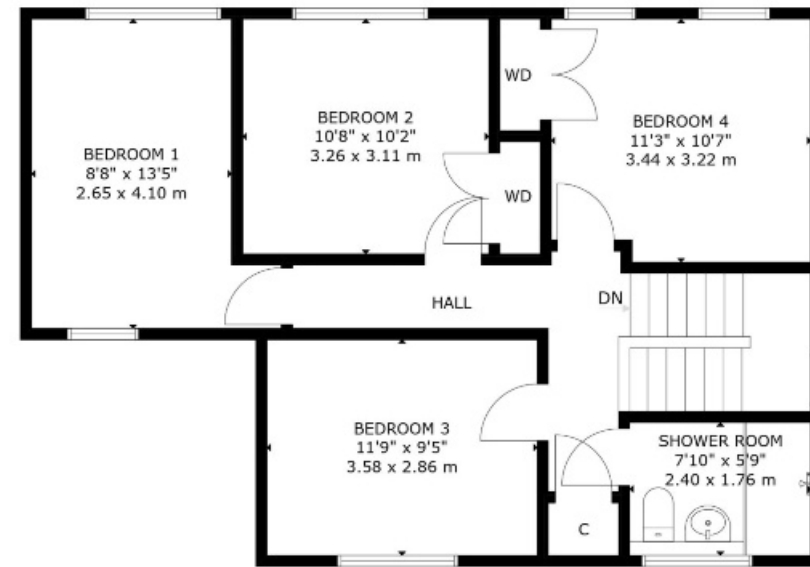
Extras

The carpets, curtains and integrated white goods are included in the sale price.





GROUND FLOOR



FIRST FLOOR

10 TORRIDON WALK, LIVINGSTON, EH54 5AT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,299 SQ FT / 121 SQ M
GARAGE 155 SQ FT / 14 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

drummondmiller
Solicitors & Estate Agents

Call us on 0131 229 3399 or
email property@drummondmiller.co.uk
drummondmiller.co.uk



Local People. Local Offices.

Bathgate | Dalkeith | Edinburgh | Glasgow | Musselburgh
01506 656 645 | 0131 663 9568 | 0131 229 3399 | 0141 332 0086 | 0131 665 3131

