



REMAX PROPERTY



8 Park Place, Livingston, EH54 6RR



This freshly decorated two bedroom ground floor flat offers comfortable and practical accommodation, complemented by generous front and rear gardens and a private driveway. The property provides well proportioned rooms, storage and excellent outdoor space, making it an ideal choice for first time buyers, couples, small families or investors. Lorna MacDonald and REMAX Property are delighted to bring this two bedroom property to the market, offering an excellent opportunity within Park Place.

The location is ideal, with the local amenities nearby. Well positioned to take advantage of all levels of schooling and College, and within easy reach of Livingston Centre, providing a selection of supermarkets, restaurants, bars, sporting and recreational facilities. A fantastic area to be connected to transport links locally and into Edinburgh with buses, and easy to reach motorway network. Edinburgh International Airport is a short journey away, and Livingston North train station is nearby.

Front Garden & Driveway

The property benefits from an attractive front garden with a grassed area surrounded by established hedging and planting. A paved driveway finished with stones provides valuable private off street parking, while a paved pathway and step leads to the entrance.

Entrance Vestibule

Access is gained via a part glazed upvc front door, opening into a bright and welcoming vestibule. The modern décor creates an immediate impression, with crisp white walls complemented by carpet flooring in the vestibule. The area is finished with a ceiling light.

Lounge

4.085m x 3.136m

The bright and welcoming lounge features cream carpeting with white décor, complemented by a feature wall. A large front facing window provides excellent natural light, while a radiator, ceiling light and ample power points complete the room.

Kitchen

2.688m x 2.457m

The kitchen is fitted with a good range of white wall and base units, complemented by wood effect work surfaces and matching wood effect vinyl flooring. The kitchen décor is finished with white painted walls. Integrated appliances include an electric oven and four ring hob, with a stainless steel sink with drainer and mixer tap positioned beneath the rear facing window. There is also space for an under counter washing machine. A radiator, ceiling light and power points complete the room.

Hallway

The hallway provides access to all rooms and is finished with beige carpeting and neutral décor. A useful storage cupboard with shelving provides additional household storage, with a ceiling light and a power point completing this area.

Bedroom One

4.063m x 2.437m

A well proportioned front facing double bedroom, finished with carpeting and white painted walls. There is an open wardrobe, ideal for storage space. The window provides good natural light, while a radiator, ceiling light and power points complete the room.

Bedroom Two

3.539m x 2.459m

The second bedroom is positioned to the rear of the property and benefits from a rear facing window, creating a bright room with plenty of natural light. Finished with carpet and white painted walls, there is also useful wardrobe space. A radiator, ceiling light and power points are provided.

Bathroom

1.831m x 1.771m

The bathroom is fitted with a white bath with electric shower over, pedestal sink and toilet. The walls are finished with neutral wet wall and white painted, with wood effect vinyl flooring providing a practical finish. A rear facing window allows natural light, with an extractor fan, ceiling light and radiator also provided.

Rear Garden

The generous rear garden provides an excellent outdoor space and is predominantly laid to lawn, with a paved pathway leading to the front and a selection of established plants and shrubs. The garden offers plenty of scope for outdoor seating, gardening and entertaining, while also providing useful space for families or those looking for a larger private garden.

Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale.

All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.





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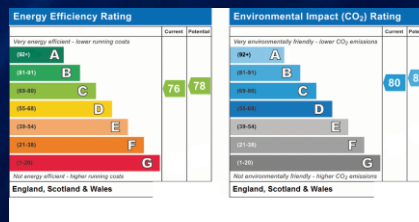
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13b Fairbairn Road, Livingston, EH54 6TS

☎ : 01506 418 555 📧 : livingston@remax-scotland.homes

www.remax-livingston.net



Lorna MacDonald
07778547461

lmacdonald@remax-scotland.homes



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