



**REMAX**  
Property

31 Forth Drive, Craigshill, Livingston, EH54 5LT

Offers Over £59,000

**\*\*CASH PURCHASE ONLY\*\***

***Looking For A Property To Put Your Own Stamp Onto? Ideal For Investors, Couples and Commuters.***

Team Lauren and Rodaidh & RE/MAX Property are delighted to bring to the market this two Bedroom ground floor Apartment situated in Forth Drive, Craigshill, Livingston, EH54 5LT. Comprising of: Entrance Hallway, Lounge, Kitchen, Two Double Bedrooms and Wet Room. The property benefits from gas central heating and shared parking.

Forth Drive located in Craigshill is in a popular and mature residential district, situated to the East of Livingston Town Centre. It is close to local amenities and is well served by bus services and schools. It is within easy reach of the town centre, St John's Hospital and the Civic Centre. Livingston offers a superb 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.

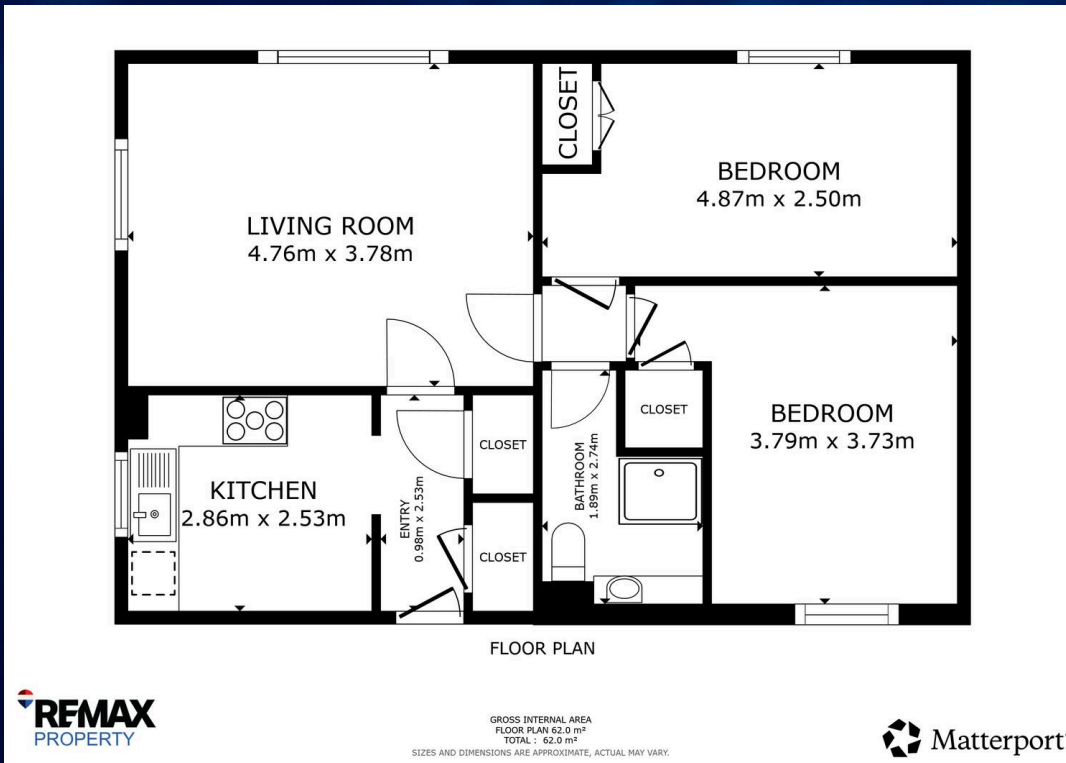
Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

Factor Fees £60 pcm charge for stairs maintenance and mowing grass.

Council Tax Band A

Freehold Tenure

The Home Report can be downloaded from our website.



### Entrance Hall

8' 3" x 3' 2" (2.51m x 0.96m)

One central light fitting, painted walls, two built-in storage cupboards, laminate flooring and phone entry system.

### Lounge

15' 5" x 11' 11" (4.69m x 3.64m)

Spacious one central light fitting, painted wallpaper, front and side window, one radiator and carpet flooring.

### Kitchen

9' 4" x 8' 3" (2.85m x 2.52m)

Kitchen located at the entrance of the property with worktops, wall and base units, space for white goods, stainless steel sink with drainer and boiler. There is one central light fitting, front facing window, tiled walls and laminate flooring.

### Wet Room

7' 9" x 6' 0" (2.35m x 1.83m)

Wet room with electric shower, sink and toilet. There is one central light fitting, tiled walls, wall heater, extractor fan, radiator and wet flooring.

### Bedroom One

15' 5" x 8' 2" (4.70m x 2.50m)

Good sized double Bedroom with built in storage and space for additional storage units. There is one central light fitting, side facing window, painted wallpaper, one radiator and carpet flooring.

### Bedroom Two

11' 11" x 9' 3" (3.64m x 2.83m)

Double Bedroom with built in cupboard space. There is one central light fitting, painted wallpaper, front facing window, one radiator and vinyl flooring.



