



23 Willowbank, Livingston

Offers Over £192,000





Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

This spacious three bedroom terraced bungalow presents an excellent opportunity for those seeking comfortable, single-level living within a tranquil rural setting. The property is thoughtfully laid out to maximise both space and functionality, featuring a welcoming lounge that benefits from patio doors (allowing for an abundance of natural light and easy access to the fully enclosed garden). The fitted kitchen is well-appointed with all necessary appliances, catering to both every-day meals and entertaining guests. Each of the three bedrooms offers generous proportions, providing flexibility for family living, guest accommodation or a dedicated home office. The modern bathroom is equipped with a mains shower for added convenience. Throughout the bungalow, ample storage solutions have been integrated, ensuring a clutter-free environment. Energy efficiency and comfort are assured with gas central heating powered by a combi boiler, complemented by UPVC double glazed windows and doors (which also contribute to reduced energy costs and enhanced security). The property enjoys a pleasing outlook to the front overlooking trees and grass, and is conveniently situated close to schools and a range of local amenities. This combination of space, modern features and an enviable location makes the bungalow a highly desirable choice for a variety of buyers, including families, downsizers and professionals alike. Early viewing is strongly recommended to fully appreciate the quality



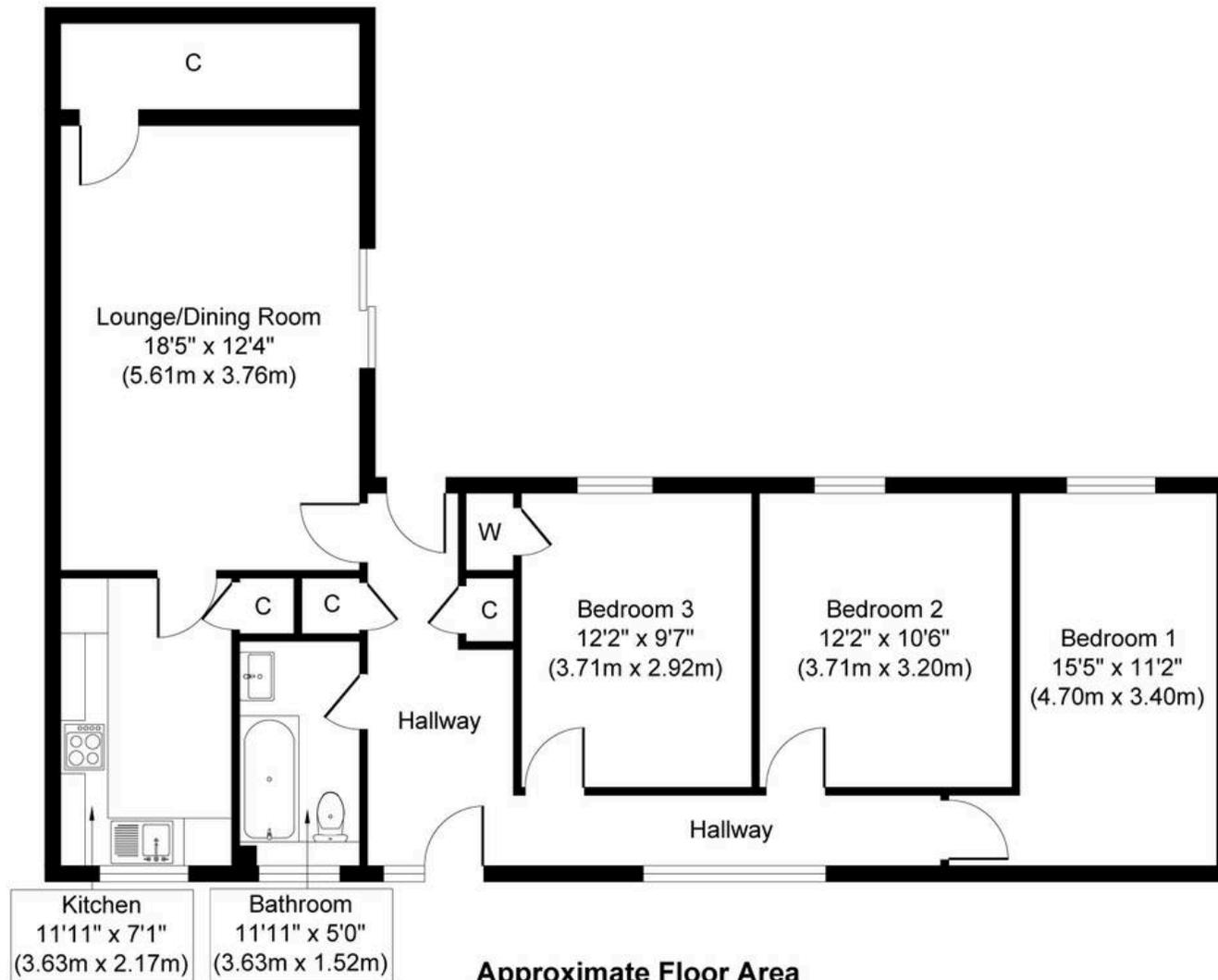


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Approximate Floor Area
931 sq. ft
(86.48 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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