



10 Nettlehill Road  
LIVINGSTON | WEST LOTHIAN | EH54 5PP

  
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solicitors & estate agents



## 10 Nettlehill Road

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Well presented and bright semi detached villa enjoying a generous corner position in a well established residential development, with gardens to the front, side and rear as well as a driveway for off street parking. The property offers spacious accommodation and comprises of an entrance vestibule, welcoming entrance hallway with fantastic storage and a handy WC, front facing lounge allowing for an abundance of natural light via a large dual paned window, modern dining kitchen fitted with high gloss units with integrated, and space for, appliances, three double bedrooms, two with storage, and a contemporary family bathroom with shower over bath completes the internal accommodation. Externally, there are gardens to the front, side and rear, a workshop and a driveway. The property further benefits from gas central heating and double glazing.

- Bright and generous accommodation
- Entrance hallway with fantastic storage and WC
- Modern fitted dining kitchen
- Front facing living room
- Three double bedrooms, two with storage
- Contemporary bathroom with shower over bath
- Gas central heating and double glazing
- Good sized garden to the front, side and rear
- Easy walking distance to Uphall station and local bus services
- Driveway and workshop

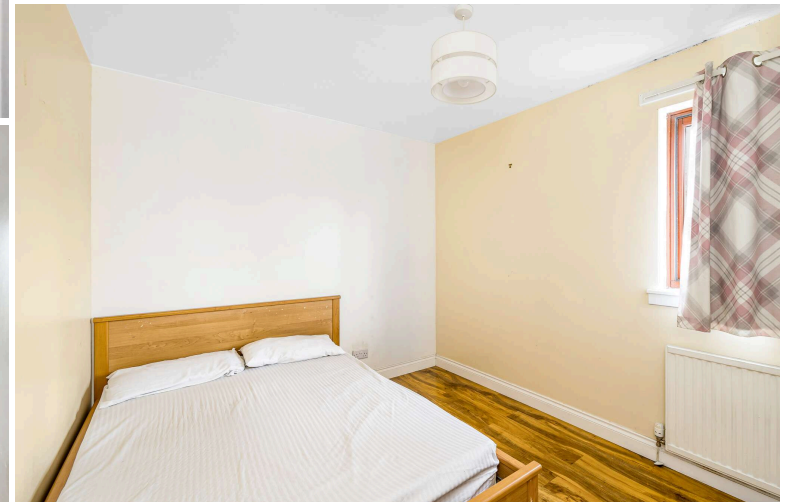
Energy Rating D. Council Tax band B.

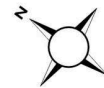
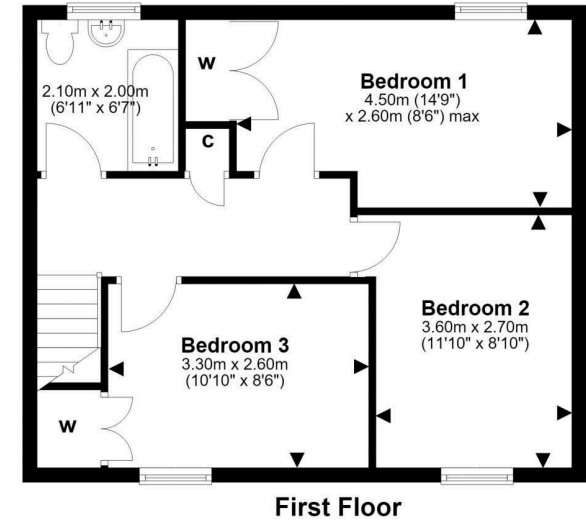
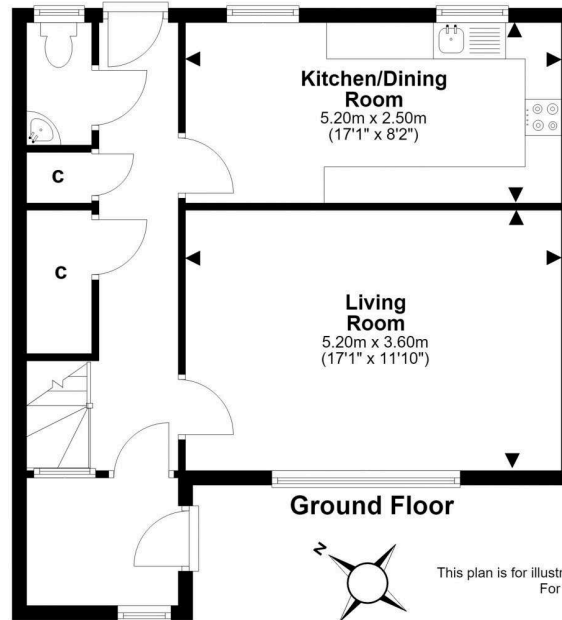
All items in the property will be included in the sale.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Livingston is located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, and is bordered by the towns of Broxburn to the northeast and Bathgate to the northwest. For shoppers, the Almondvale Centre and Livingston Designer Outlets (formerly McArthur Glen) are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. Schooling at all levels is provided. Livingston sits within the central belt of Scotland and is an ideal base for commuters, having good road and rail links to both Edinburgh and Glasgow, with Uphall station being a very short walk away, Edinburgh Airport is a short drive away, whilst regular bus routes run nearby providing local services.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.