

# Peterkin & Kidd

Solicitors and Estate Agents

## 17

WOOD PLACE  
LIVINGSTON, EH54 6SY



**OFFERS OVER £192,000**

# 17

## WOOD PLACE LIVINGSTON, EH54 6SY

Seldom available, this well-presented, end-terraced bungalow offers well-proportioned accommodation with gardens to the front and rear and a driveway.

A uPVC door with leaded glass panel and complementary side panel leads to the hall which has several cupboards offering good storage and a hatch to the attic.

The living room is brightly situated to the front and has ample space for freestanding furniture. French doors to the rear lead to the kitchen / breakfast room with space for table and chairs.

The kitchen has a window to the rear and is fitted with a range of wall and base units with stainless steel sink and drainer, complementary worksurfaces and upstand. The gas hob, oven, extractor hood, fridge/freezer, washing machine and tumble dryer are included in the sale but are not warranted. French doors lead out to the garden.

There are 2 bedrooms, one to the front and one to the rear, both with space for freestanding furniture and built-in mirrored door wardrobes.

The part-tiled/wet wall panelled bathroom completes the accommodation and is fitted with a wash stand with cupboard, a WC and a P-shaped bath with rainfall shower head, separate hand held shower and glazed screen.

### ACCOMMODATION

Hall  
Living room  
Fitted kitchen / breakfast room  
2 bedrooms, bathroom

Gas central heating  
Double glazing

### EXTRAS

All fitted carpets, floor coverings, curtains, blinds, light fittings, radiator covers, white goods as specified and the garden shed are included in the sale.

### GARDEN

There are gardens to the front and rear of the property. The front garden is laid to lawn with shrub planting.

The garden to the rear is laid to lawn with a large deck with uplighters, shrub planting to one side and a garden shed. A gate at the side links both the front and rear gardens.

### DRIVEWAY

There is a driveway in front of the property together with on-street parking.





## SITUATION

Livingston is ideally situated for commuters with excellent links to Edinburgh and Glasgow via A71 and M8/M9 motorway network as well as frequent buses and trains. It has good nursery, primary and secondary schools as well as West Lothian College.

The town centre provides an extensive range of shops at The Centre and Livingston Designer Outlet together with supermarkets, retail parks and restaurants.

For recreation, there are sport and leisure centres and Almond Valley Heritage centre with woodland walks and parks to enjoy.

## VIEWING

By appointment with Property Department, Linlithgow on 01506 840000.

WHAT3WORDS  
index.gentle.singer

## OTHER

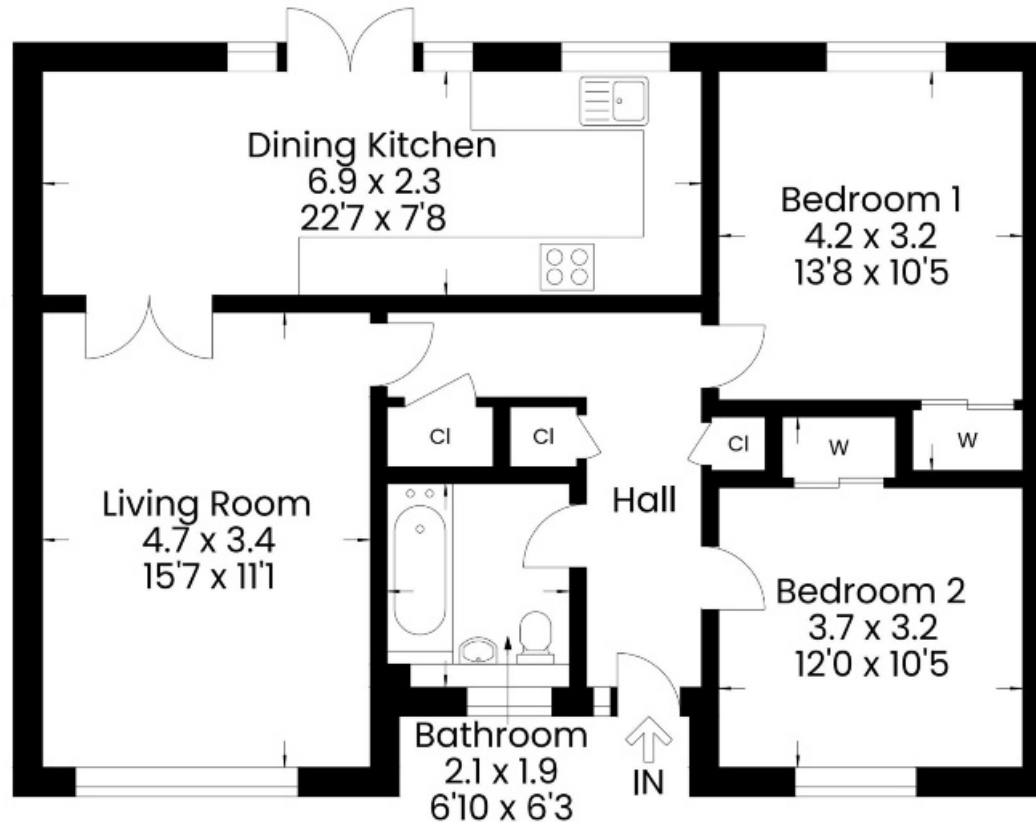
COUNCIL TAX BAND: B

The above particulars are believed to be correct but are not warranted and will not form part of any contract of sale. The property is being sold as seen.



## WE CAN HELP

We offer a friendly and professional service to assist you through a successful sale and can provide you with quotes for estate agency and conveyancing in addition to arranging your Home Report for you at competitive rates.



**vistaBee**

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
vistaBee 2026

# Peterkin & Kidd

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*We can open doors for you*

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