

Peterkin & Kidd

Solicitors and Estate Agents

48

TERN BRAE
LIVINGSTON, EH54 6UP



OFFERS OVER £248,000

48

TERN BRAE LIVINGSTON, EH54 6UP

This extended, detached family villa offers flexible accommodation over 2 floors and benefits from a garage and driveway.

A uPVC door with glass panels leads to the hall with stairs to the upper floor and a downstairs cloaks/WC.

The living room has space for freestanding furniture and is open to the dining room which offers flexible space. There is a well-proportioned conservatory to the rear with French doors to the garden.

The kitchen is fitted with a range of wall and base units with complementary worksurfaces, stainless steel sink and drainer and tiling to splashback. The gas cooker and fridge/freezer are included in the sale but are not warranted. Plumbed for washing machine. A door at the side leads to the garden.

On the upper floor there are 3 bedrooms and a bathroom.

Bedroom 1 is brightly situated to the front with space for freestanding furniture and a built-in wardrobe.

Bedroom 2 is to the rear with space for freestanding furniture and a built-in wardrobe.

Bedroom 3 is to the front with a built-in wardrobe and cupboard.

The family bathroom is fitted with a semi-pedestal wash hand basin, WC and P-shaped bath with shower and curved screen. Cupboard housing the hot water tank.

ACCOMMODATION

Hall
Living room / dining room, conservatory
Fitted kitchen
Cloaks/WC
3 bedrooms
Bathroom

Gas central heating, double glazing

GARDENS

There are gardens to the front and rear. The front garden is laid to lawn with a fence and shrub planting. A gate at the side leads to the rear garden which is laid to lawn with a patio and shrub planting.

GARAGE

The driveway is accessed via the main entrance to Tern Brae on the right hand side. This leads to the detached garage which has power and light. A door at the rear gives access to the rear garden.

EXTRAS

All fitted carpets, floor coverings, blinds, light fittings, the white goods specified and the bathroom fittings are included in the sale.





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 on 01506 840000.

COUNCIL TAX BAND

Band E

OTHER

These particulars are believed to be warranted and will not form part of any contract of sale. All measurements are approximate.



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. (D 110927)
vistaBee 2026

Peterkin & Kidd

Solicitors and Estate Agents

We can open doors for you

Linlithgow Office

8 High Street
Linlithgow
EH49 7AF

maildesk@peterkinandkidd.co.uk
www.peterkinandkidd.co.uk

espc rightmove

s1homes.com

