



61 Waverley Crescent, Livingston, West Lothian EH54 8JN
Offers Over £145,000

KnightBain
estate agents

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Knightbain are delighted to present to the market this well presented Two Bedroom End terraced house set within the popular Waverley Crescent area of Livingston. The property is found in truly walk in condition and boasts a stylish modern soothing light grey high gloss fitted Kitchen with integrated appliances, a chic contemporary Bathroom, stylish decor and flooring throughout.

The house benefits from a lovely sunny low maintenance rear garden and driveway parking.

In more detail the accommodation comprises a handy entrance vestibule with internal modern glazed door leading to the well proportioned Lounge which offers striking decor and complimentary laminate flooring. To the rear lies the fabulously well designed Kitchen which offers a generous range of fitted wall and base units with wood-effect work-surfaces and all integrated appliances.

On the upper level lies two Double Bedrooms, one of which currently accommodates a Super-King bed and additional free standing furniture and both bedrooms offer sliding door mirrored wardrobe storage. Finally the chic contemporary modern Bathroom with three piece suite.

The current owners also updated the combi boiler in 2018.

Early viewing is highly recommended to appreciate this exceptionally well presented property.



Entrance

The property is entered via solid wooden door leading to internal vestibule with modern glazed door leading to the Lounge. Laminate flooring and neutral decor to vestibule.

Lounge

18'6" x 13'1" (5.64m x 3.99m)

Featuring striking feature wall complemented with soothing neutral decor and luxury laminate flooring. Ample space for a configuration of comfortable seating and room for a dining area.

Kitchen

13'1" x 8'4" (3.99m x 2.54m)

Offering a light grey toned high gloss Fitted Kitchen with ample base and wall mounted units and wood-effect work-surfaces, eye level integrated microwave and oven and separately gas hob set above handy drawer storage. Elegant chimney style extractor hood creates focal point. Integrated dishwasher, washing machine and fridge-freezer. Stainless steel sink set below window overlooking the garden. Rear access door leading to the garden.

Upper Level

Carpeted staircase leading to upper level. Linen cupboard located within upper hall. Attic hatch with ramsay ladder leading to partially floored attic space.

Bedroom One

13'1" x 8'5" (3.99m x 2.57m)

Soothing pastel decor complemented by stylish laminate flooring. The room offers double mirrored fitted wardrobe storage. Superking bed and free standing furniture currently located within this well proportioned bedroom.

Bathroom

6'6" x 6'2" (1.98m x 1.88m)

Featuring a chic contemporary white three piece suite comprising wash-hand basin set within modern Vanity unit, dual flush/soft close WC, bath with mains shower set above and glazed side screen. Chrome ladder effect radiator. Brick/tile-effect tiling to rear walls with plank-effect floor tiling. Opaque window.

Bedroom Two

13'1" x 8'6" (3.99m x 2.59m)

The second double bedroom creates a soothing tranquil

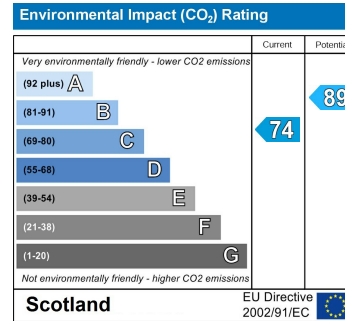
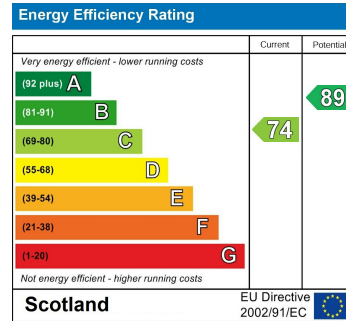
retreat with stylish pastel decor and luxury laminate. The room also offers double mirrored wardrobe storage.

Rear Garden

The fully enclosed rear garden offers the discerning buyer a lovely area to relax and offers low maintenance decking.

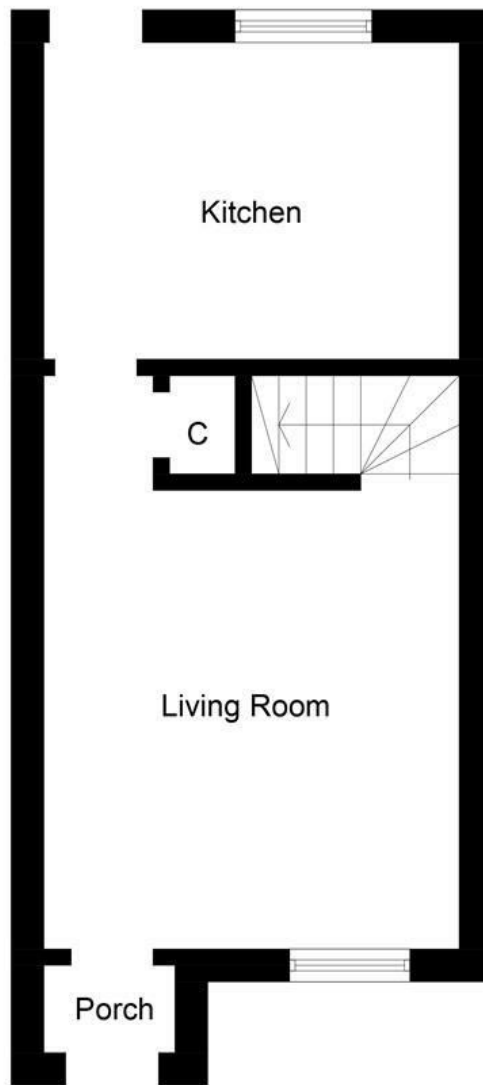
Driveway

To the front the property benefits from driveway parking.

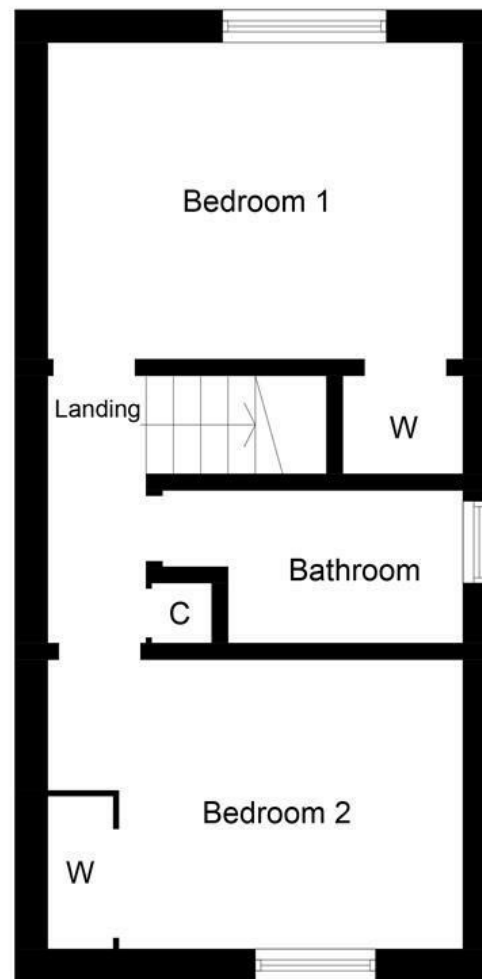








**Ground Floor
Approximate Floor Area
352 Sq. ft.
(32.7 Sq. m.)**



**First Floor
Approximate Floor Area
339 Sq. ft.
(31.5 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. 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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