

# Property Connections



**Estate Agent**

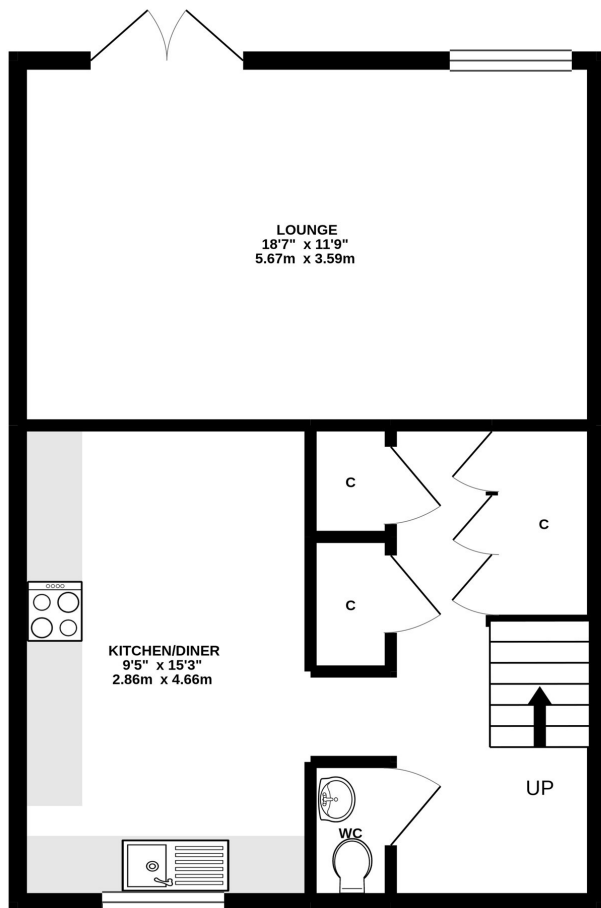
**01506 650 550**



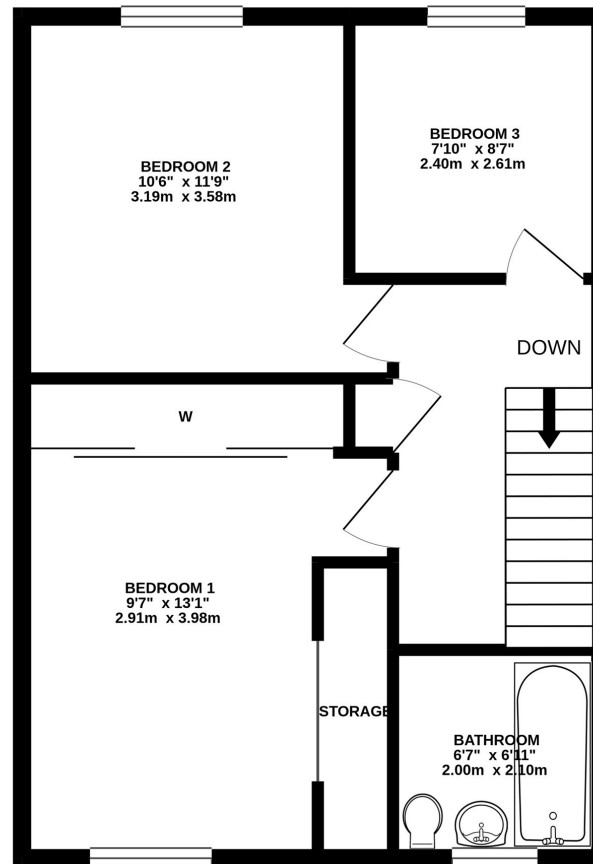
**144 Raeburn Rigg, Livingston**

# Floor Plan

**GROUND FLOOR**  
507 sq.ft. (47.1 sq.m.) approx.



**1ST FLOOR**  
507 sq.ft. (47.1 sq.m.) approx.



**TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Set within a popular residential area, boasting a driveway for up to four cars and a south facing garden, this spacious and welcoming family home will appeal to a wide variety of purchasers.

**Property comprises;**

Entrance hall, lounge, dining kitchen, three bedrooms, bathroom, living level cloaks, garden and driveway.

Entrance hall offers excellent storage and laminate flooring.

Looking over the rear aspect, the impressive lounge boasts french doors which give access to the south facing garden. Attractive décor and laminate flooring complete this space perfectly.





Excellent sized kitchen boasts a good selection of fitted units with contrasting worktops and ceramic tiled splash back and space for appliances.

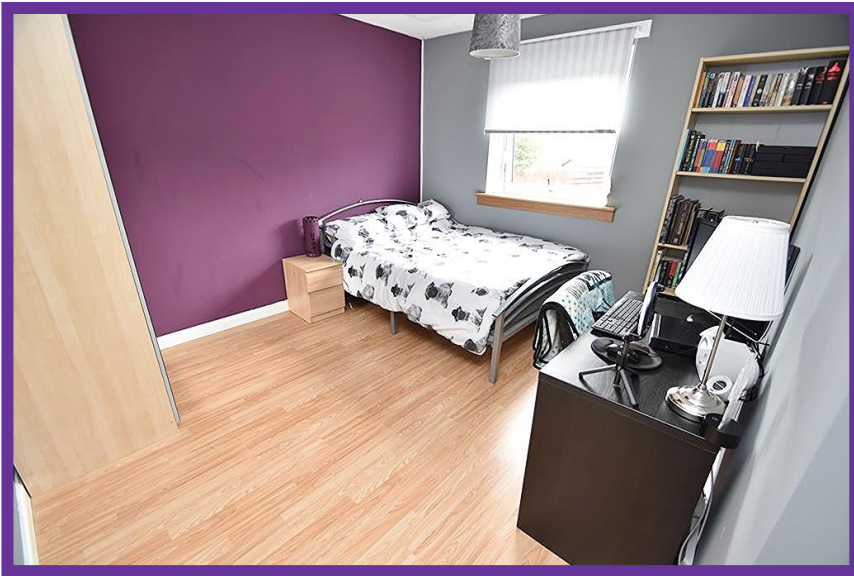




Stairway to upper level is carpeted and in the upper hall boasts there is a storage cupboard.

Bedroom one is a fabulous size with fitted wardrobes, recessed storage, laminate flooring and attractive décor.





Bedroom two is double in size, laminate flooring and contrasting décor.

Bedroom three is an excellent size with soft neutral décor and laminate flooring.





Living level W.C is ideally located off the entrance hall.

Family bathroom benefits from a three piece suite which includes a bath with mains fed shower over, wash hand basin, W.C. and striking ceramic tiling.



### External

The south facing garden is mainly laid to lawn with the addition of a decked terrace which creates a perfect space to relax and enjoy the summer sun.

Monoblock driveway to the front provides parking for up to four cars.

### Extras

All blinds, light fittings and floor coverings are included in the sale.



**Whilst the above particulars are believed to be correct, they are not warranted and do not form part of any contract.**