

# Property Connections



**Estate Agent**

**01506 650 550**



**2C Melbourne Street, Livingston**

## **\*\*SOLD WITH TENANT IN SITU - IDEAL INVESTMENT PURCHASE\*\***

Niall McCabe & Property Connections are delighted to bring to the market this delightful 1-bedroom apartment situated in the ever-popular Melbourne Street, Livingston. The property has been fully modernized throughout and currently has a sitting tenant – so would make the ideal 'turn-key' investment opportunity for any landlord or developer!

Craigshill has its own selection of local shops, library, doctor surgery, nursery and primary schools and sports facilities along with many peaceful, countryside walks. Less than 1 mile away is the main centre of Livingston which benefits from 2 large shopping centres, multi screen cinema, a large selection of superstores, sports facilities and schools from nursery through to college. Transport links are excellent by road or rail and a regular bus service is available.

### **Entrance Hallway**

Spacious entrance hallway, which is complete with a lovely, Velux window with views over Livingston, freshly painted walls and plush carpeting. There is a large storage cupboard & easy access to all the accommodation.

### **Lounge**

Perfectly placed at the front of the property the vast lounge offers ample space for various furniture formations. The décor in here is also of cool, creamy tones. From here you gain easy access to the kitchen/diner.

### **Kitchen**

Offering an abundance of base & wall mounted storage, the kitchen/diner is the ideal spot to relax & entertain. There is striking floor design and trendy blue tiling to the walls and large, front facing windows.

### **Bedroom 1**

Bedroom 1 is a spacious bedroom and benefits from contemporary colour scheme and built-in storage. There are also dual front-facing windows which flood the room with natural light.

### **Family Bathroom**

The stylish family bathroom consists of a crisp, white 3-piece suite. Comprising of large bathtub with overhead shower attachment, wash hand basin and W.C. There is attractive wall tile design, chic flooring and a large, glazed window which floods the space with natural lighting.







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