



184 Camps Rigg, Livingston

Offers Over £158,000



184 Camps Rigg

Livingston, Livingston

4/5 Bed Town House

Tenure: Freehold

- Versatile Accommodation
- Modern Bathroom and Downstairs WC
- Gas Central Heating with Combi Boiler
- Ideal location close to primary and secondary schools
- Close to Livingston North Railway Station
- 126 sq.m





Porch

Access through sliding glass doors. Timber door with opaque glazed inset to hall.

Hall

Doors to fitted kitchen/dining room/lounge, downstairs WC and utility cupboard. Recently carpeted staircase to upper levels.

Fitted Kitchen/Dining Room

15' 6" x 11' 2" (4.73m x 3.41m)

Fitted with base and wall mounted units, one housing gas central heating boiler, electric oven, gas hob, 1.5 stainless steel sink, side drainer and mixer tap, complementary worktops with tiling above. Patio doors to rear garden, ceramic tiled floor, 4-way spotlights.

Lounge

12' 3" x 8' 10" (3.73m x 2.68m)

Comfortable family sitting room with patio doors leading to rear garden, Radiator, laminate flooring.

Downstairs Wc

Recently fitted with wall cladding, dual flush WC and pedestal wash hand basin with mixer tap. Laminate floor tiles.

Utility Cupboard

Walk-in cupboard currently housing American style fridge/freezer (not included in the sale) Electric switchgear.

First Floor Landing

Doors to two double bedrooms and bathroom.

Bedroom

14' 6" x 11' 7" (4.41m x 3.54m)

Spacious double bedroom with front facing window. Radiator, laminate flooring.

Bedroom

11' 4" x 10' 2" (3.46m x 3.11m)

Another good sized double bedroom with rear facing window. Two fitted cupboards. Fitted carpet, radiator.



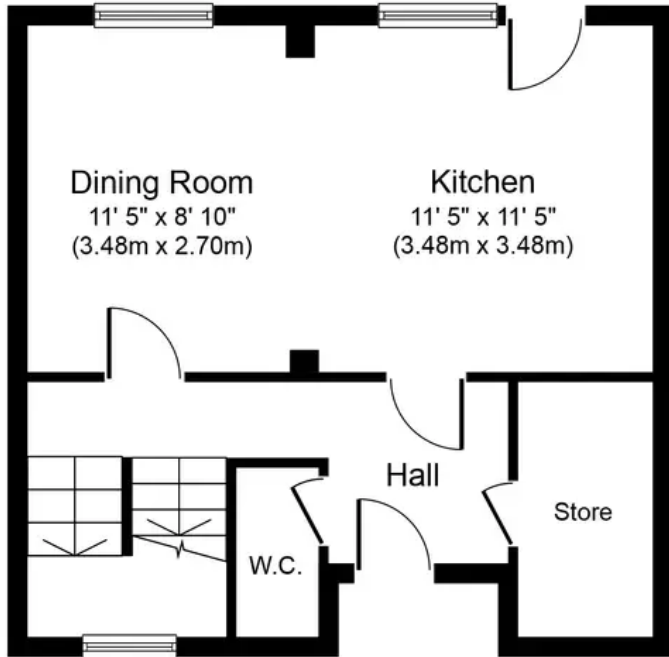
GARDEN

Gardens to front and rear. Fully enclosed rear garden.

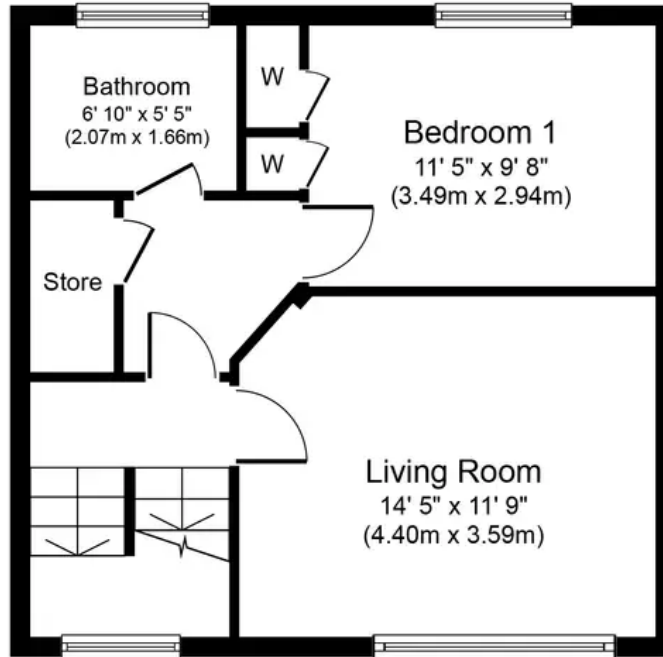
ON ROAD

Ample parking adjacent to the property.

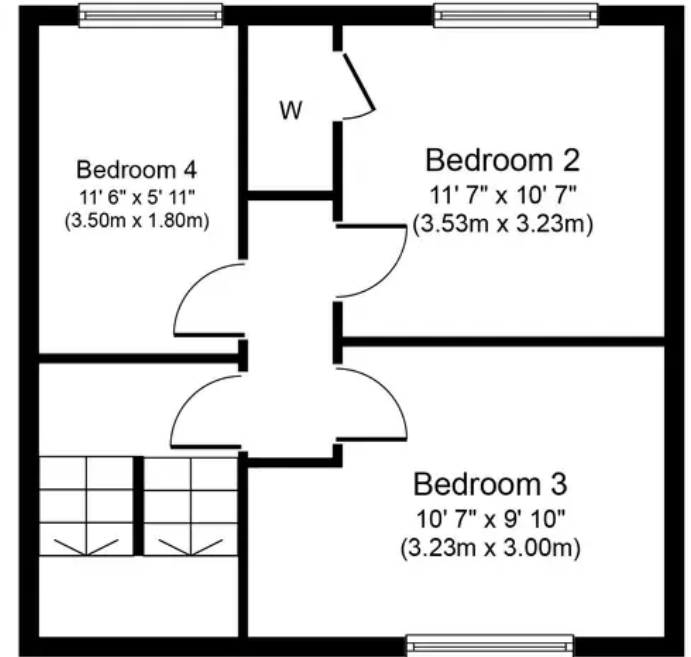




Ground Floor
Approximate Floor Area
399 sq. ft.
(37.1 sq. m.)



First Floor
Approximate Floor Area
415 sq. ft.
(38.5 sq. m.)



Second Floor
Approximate Floor Area
415 sq. ft.
(38.6 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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