



4a Main Street, Livingston Village

Offers Over £218,000



4a Main Street

Livingston Village, Livingston

Charming 2-bed cottage in Livingston Village, fully refurbished with new kitchen, bathroom, combi boiler, wiring, radiators, flooring, doors. Enclosed rear garden with decked patio.
Tenure: Freehold

- Idyllic Country Cottage
- Completely refurbished
- Open Plan Living
- Secluded rear garden
- New Combi Gas Central Heating Boiler
- Rewired
- New Traditional Style Radiators





Lounge/Dining Room/Fitted Kitchen

21' 8" x 16' 8" (6.60m x 5.08m)

Amazing open plan living space. The kitchen area is fitted with new base units, ceramic hob, glass extractor hood, fan assisted oven, integrated washing machine and dishwasher, sink, side drainer and mixer tap, complementary worktops, splashbacks and shelves. Two front facing windows with venetian blinds and one rear, all with deep sills. Door to inner hall and cupboard housing electric switchgear. New laminate flooring through to inner hall, new traditional style radiators, downlighters.

Inner Hall

New doors to bedrooms and bathroom. Hatch to insulated loft housing new combi gas central heating boiler.

Bedroom One

13' 8" x 8' 0" (4.17m x 2.44m)

Wall to wall fitted wardrobes with shelf and hanging rails concealed behind new sliding mirrored doors. Side facing window with wide sill. Quality fitted carpet into wardrobe and traditional style radiator.

Bedroom Two

9' 9" x 8' 0" (2.97m x 2.44m)

Side facing window with wide sill. Quality fitted carpet, traditional style radiator.

Bathroom

New bathroom fitted with dual flush WC, wash hand basin built into vanity unit with mixer tap and bath with mixer tap, mains shower with rain head and glazed screen. Tiled to ceiling height around bath incorporating wide sill. Ceramic tiled floor, grey vertical radiator, downlighters.

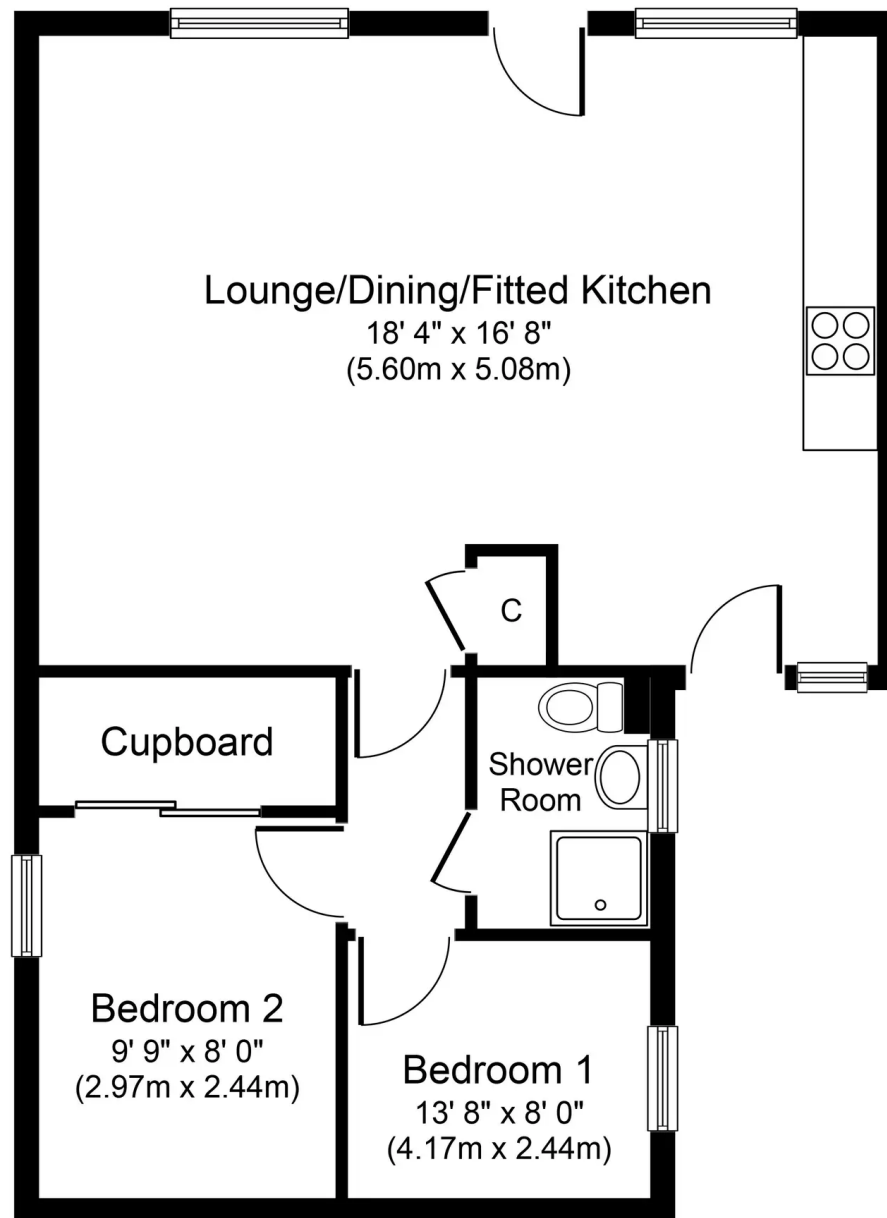


GARDEN

Rear garden with two patios and metal shed.

ON ROAD





Approximate Floor Area
771 sq. ft.
(71.6 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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