



35 Sedgebank

Livingston, EH54 6HE



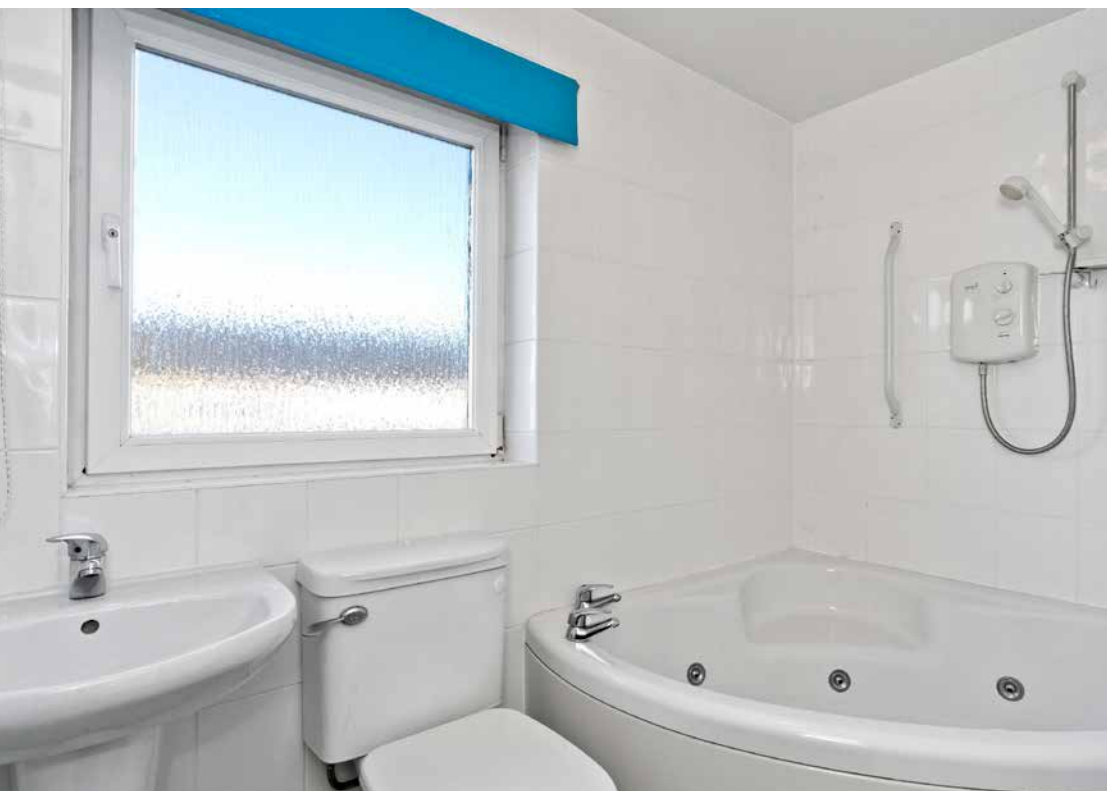
Property Summary

Forming part of an established residential area of popular Livingston, this four-bedroom, two-bathroom mid-terraced house offers flexible accommodation, perfect for families. Although it would now benefit from a touch of modernisation and cosmetic upgrades, it offers an exciting opportunity for the new owner to create a modern home to their own tastes and requirements. Livingston's fantastic amenities are easily accessible from the house, including outstanding shopping facilities, schools, transport links (the train station is just over a mile away), and scenic open spaces.

Extras: The property shall be sold as seen.

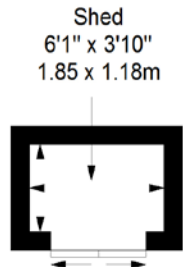
Property Summary

- Mid-terraced house in Livingston
- Opportunity for modernisation
- Entrance hallway
- Southerly facing living room
- Dining room/bedroom 4
- Dining kitchen with garden access
- Three further bedrooms
- Family bathroom
- Practical wet room
- Sunny, well-maintained rear garden
- Unrestricted on-street parking
- Gas central heating and double glazing
- EPC Rating - D

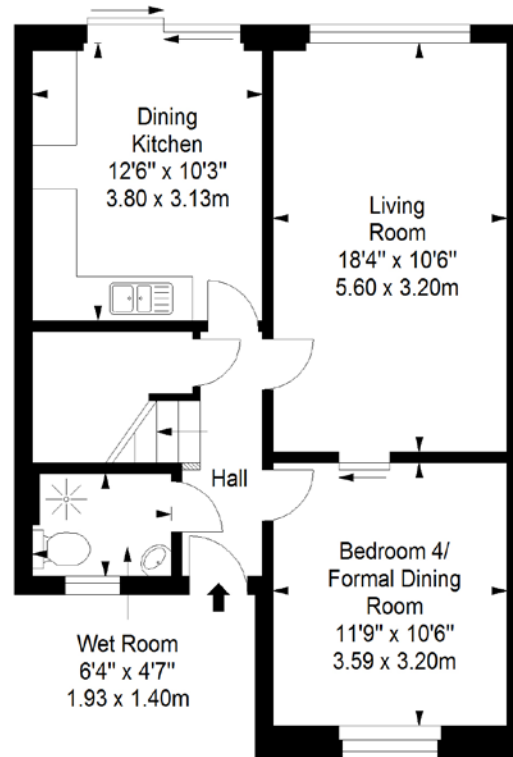


Floorplan

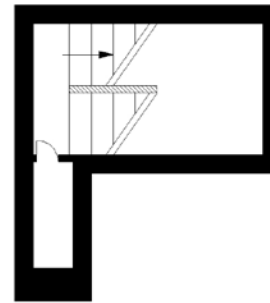
Shed
Approx. 2.2 sq. metres (23.7 sq. feet)



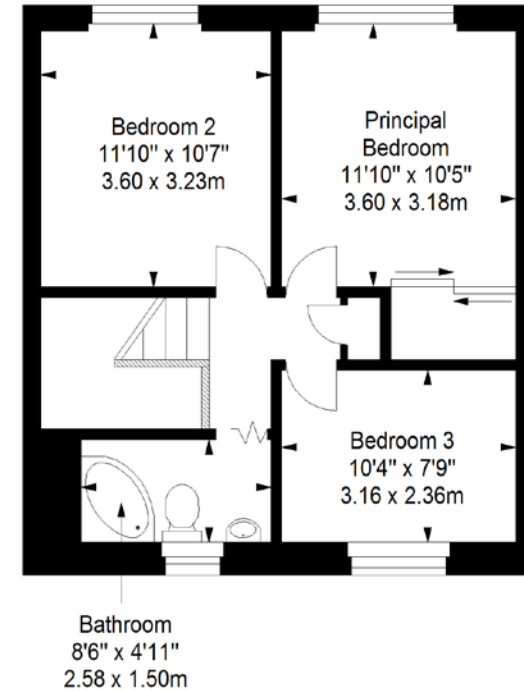
Ground Floor
Approx. 54.2 sq. metres (583.4 sq. feet)



**Ground Floor
Half Landing**
Approx. 3.4 sq. metres (36.6 sq. feet)



First Floor
Approx. 45.9 sq. metres (494.1 sq. feet)



Total area: approx. 105.7 sq. metres (1137.8 sq. feet)

All Enquiries to our Property Department:

01501 740345 | ss@sneddons-ssc.co.uk | www.sneddonmorrison.co.uk
14 East Main Street, Whitburn, West Lothian EH47 0RB

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106