



87 Brisbane Street
Livingston EH54 5EU
Fixed Price £105,000

Caesar & Howie
Solicitors & Estate Agents



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An excellent home which will suit a variety of buyers is offered from this popular style three bedroom mid terrace villa. The property is situated within a well established and popular residential location which is within easy reach of all local amenities, schooling at all levels, excellent shopping and transport links making it ideal for the commuter. It has a rear garden and ample resident's parking is available nearby. Early/flexible entry is available with no onward buying chain involved.

- **Entrance hallway**
- **Spacious lounge**
- **Dining Kitchen**
- **Three Bedrooms**
- **Shower Room**
- **Rear Garden**
- **GCH**
- **Council Tax Band: A**
- **Energy Efficiency Rating: C**

Extras: All floor coverings, curtains, blinds and light fittings. Cooker and fridge/freezer. No Warranties/ guarantees will be provided.

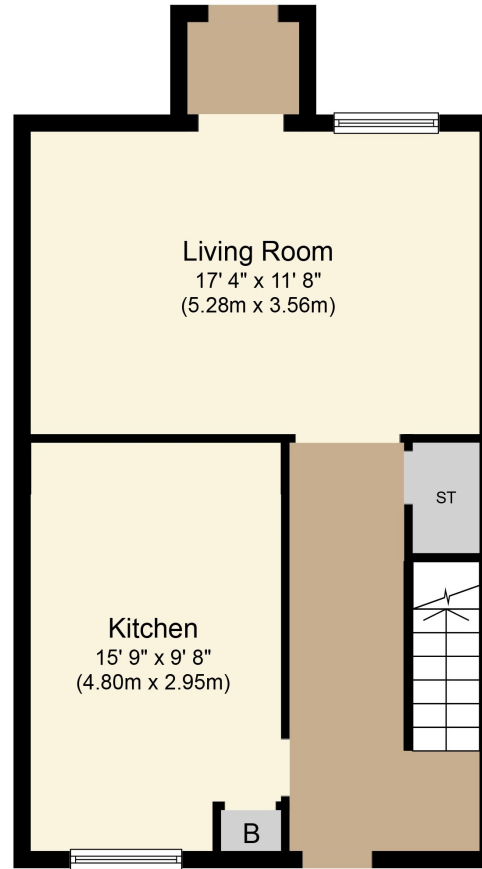
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email prop@caesar-howie.co.uk



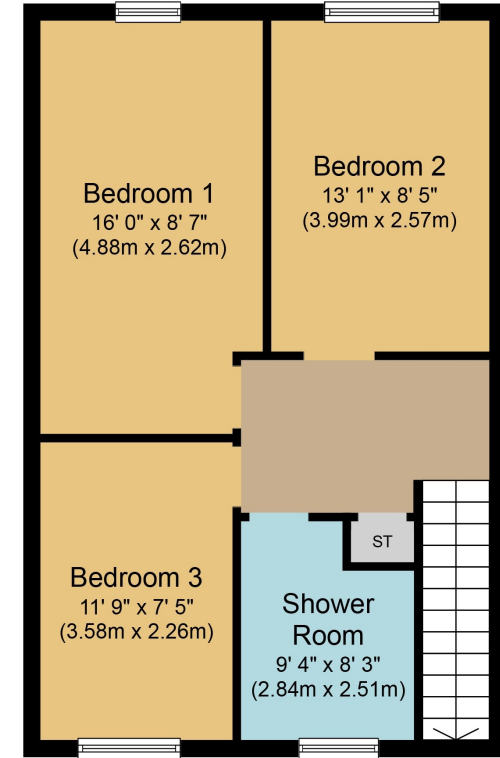


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Ground Floor



First Floor

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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