



109 Sutherland Way

Livingston, West Lothian, EH54 8HY



Property Summary

This three-bedroom mid-terraced house is situated within an established residential area of popular Livingston and offers an ideally proportioned home for first-time buyers, professionals, couples, young families, and rental investors alike, and it is accompanied by a private garden and a private driveway. The home is perfectly positioned for easy access to Livingston's amenities, such as world-class shopping, schools catering for education from nursery to secondary level, a college campus, transport links (the train station is a 10-minute walk away), and open green space.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

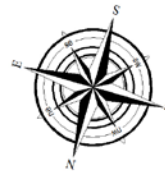
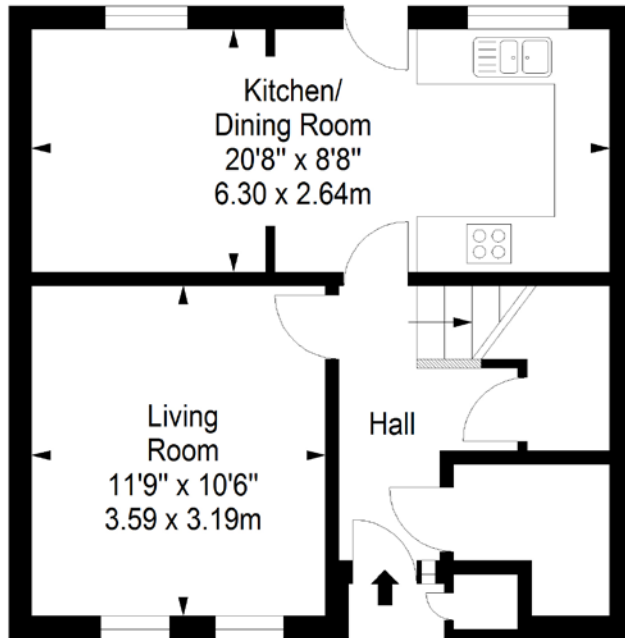
Property Features

- Mid-terraced house in Livingston
- Close to excellent amenities
- Entrance hall with storage
- Elegant living room
- Open-plan kitchen and dining room
- Three bedrooms (one with built-in storage)
- Bathroom with shower-over-bath
- Private south-facing rear garden
- Private front driveway
- Gas central heating system
- Double-glazed windows
- EPC Rating - C

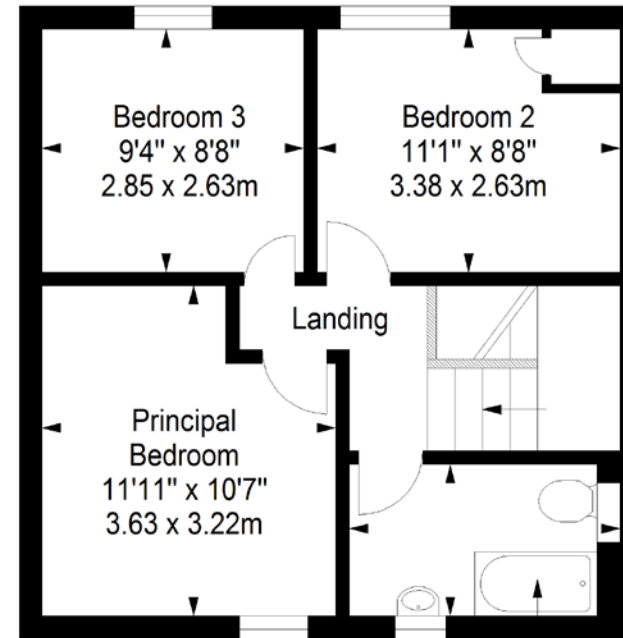


Floorplan

Ground Floor
Approx. 39.5 sq. metres (425.2 sq. feet)



First Floor
Approx. 40.1 sq. metres (431.6 sq. feet)



Total area: approx. 79.6 sq. metres (856.8 sq. feet)

Bathroom
9'9" x 5'8"
2.98 x 1.73m

All Enquiries to our Property Department:

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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