



72 Falcon Brae

Livingston EH54 6UN

Offers Over £135,000

Caesar & Howie

Solicitors & Estate Agents



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An excellent home which will suit a variety of buyers is offered from this immaculately presented two bedroom mid terrace villa. It boasts a bright and inviting dual aspect lounge/dining room, two well proportioned bedrooms and a handy wet room. The property is set within a cul-de-sac in the ever popular Ladywell district of Livingston, which is ideally located within easy reach of all local amenities, schooling at all levels, and excellent road and rail links to both Edinburgh and Glasgow make it ideal for the commuter. Early viewing is highly recommended to fully appreciate this property.

- **Entrance Hallway**
- **Spacious Lounge/ Dining Room**
- **Kitchen**
- **Two Bedrooms**
- **Wet Room**
- **Gardens & Driveway**
- **GCH & DG**
- **Council Tax Band: B**
- **Energy Efficiency Rating: D**

Extras: All floor coverings, blinds and light fittings. Shed in garden.

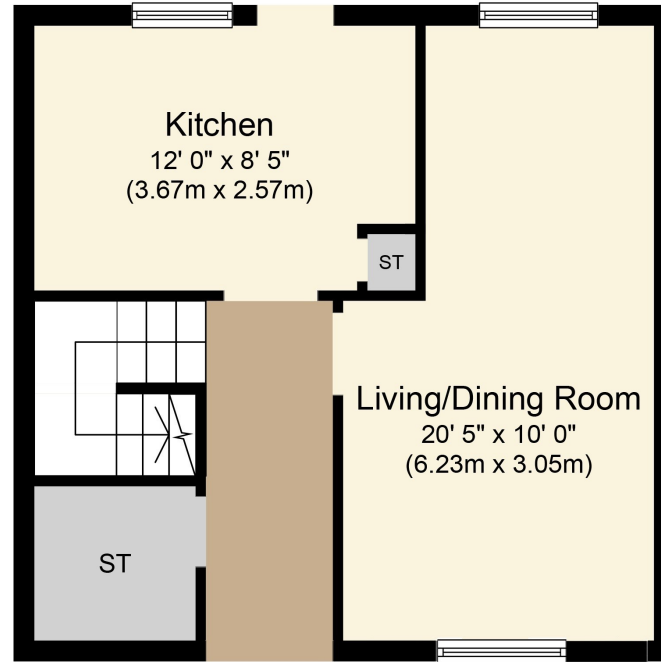
Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email kma@caesar-howie.co.uk



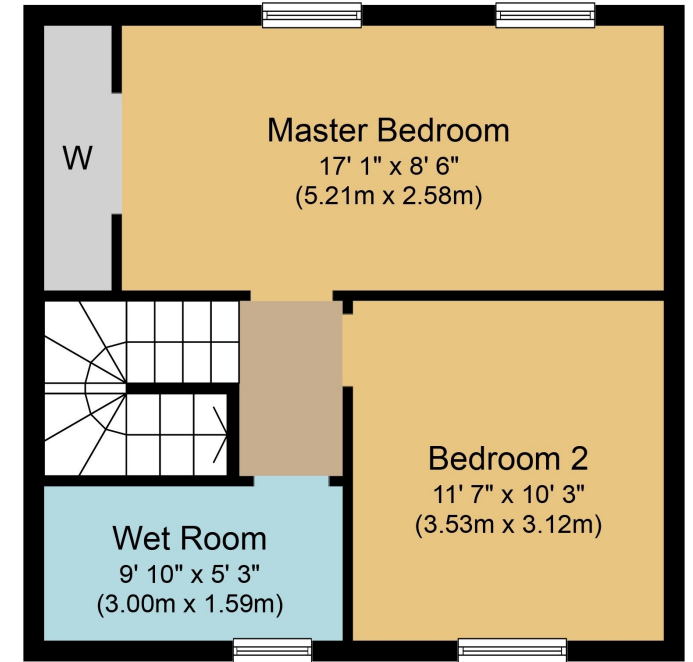


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Ground Floor



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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