



## 2 Larchbank, Livingston

Offers Over £145,000





## 2 Larchbank

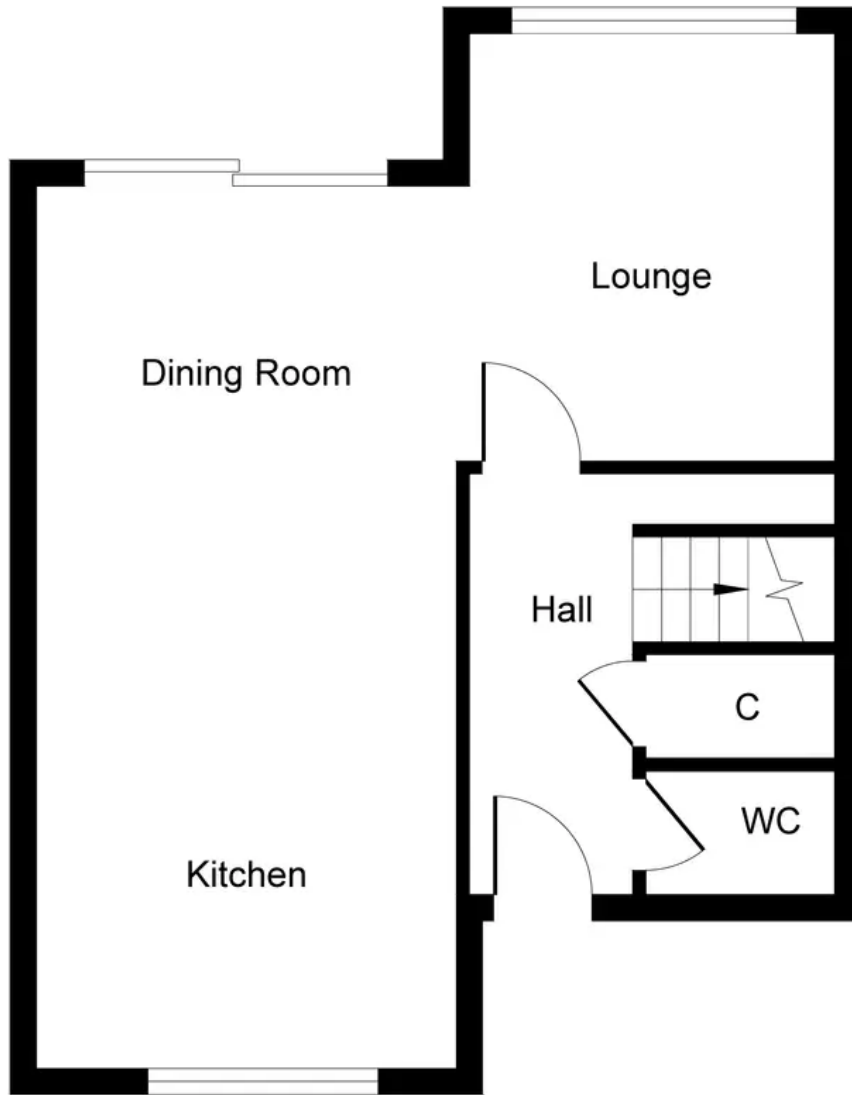
Livingston, Livingston

Spacious 3- Double bedroom mid-terraced property- Accommodation comprises: 3 double bedrooms, Modern fitted Kitchen with integrated and free standing appliances included, contemporary shower room, open plan lounge/dining area with patio doors to south-facing garden, ample storage, enclosed South-facing rear garden with lawn and paved area, front garden. Driveway parking and ample parking bays within close proximity. Prime location near St John's Hospital and railway links. Ideal for comfort, style, and convenience.

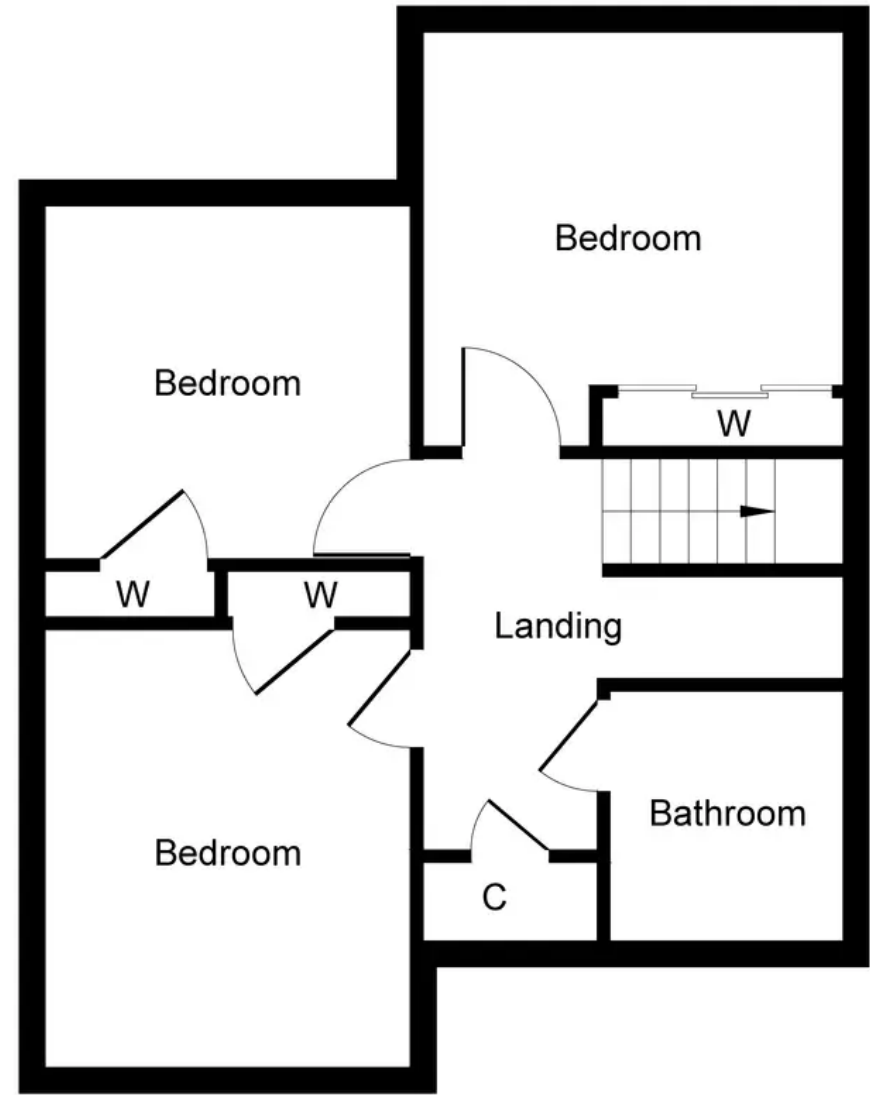
Tenure: Freehold

- Three double bedroom terraced house
- Modern fitted Kitchen with integrated and free standing appliances included
- Contemporary three piece Shower room and Lower Level Wc
- Sociable open plan Lounge/Dining area with patio doors leading to south-facing garden
- Fully enclosed rear garden offering south-facing orientation
- Spacious front garden laid to lawn
- Ideally located for the commuter and within close proximity to St John's Hospital and Railway links
- Generous storage within property





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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