



40 Sutherland Way

Livingston, West Lothian, EH54 8HT



Property Summary

Set on a cul-de-sac, this charming end-terrace bungalow is a well-presented one-bedroom (plus box room) residence which has a popular setting in Livingston. It is located within easy reach of amenities, and bus and rail links, and it offers an equidistant commute to the city centres of Edinburgh and Glasgow (both roughly 40 minutes away by car). The home further benefits from bright and airy accommodation, as well as private parking and a southwest-facing rear garden with an easy-upkeep design for summer dining.

Extras: all fitted floor and window coverings, light fittings, an integrated gas hob, and an undercounter washing machine to be included in the sale.

Property Features

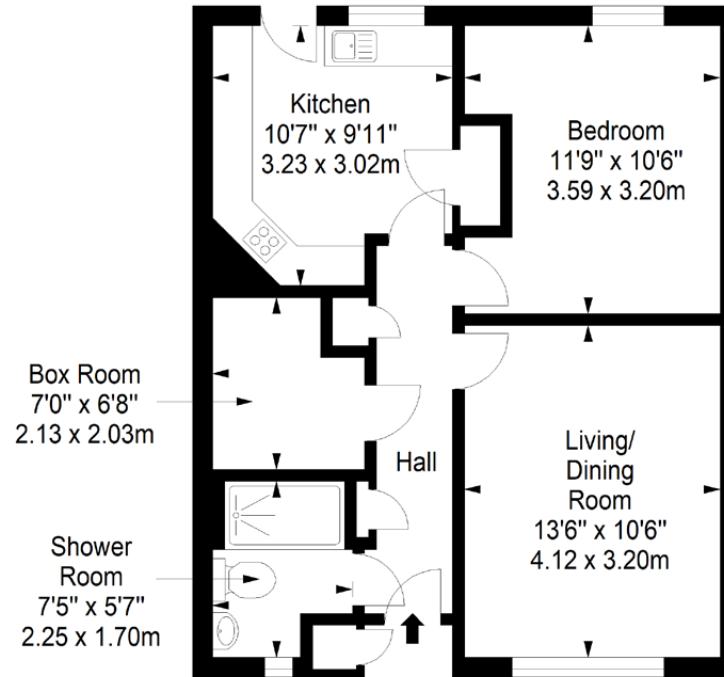
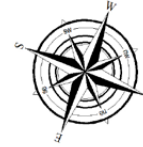
- An end-terrace bungalow in Livingston
- Convenient location near amenities
- Well-presented interiors
- Central hall with built-in storage
- Bright and spacious living/dining room
- Well-appointed kitchen with garden access
- Well-proportioned double bedroom
- Versatile box room for creative use
- Modern three-piece shower room
- Low-maintenance front and rear gardens
- Private driveway for off-street parking
- Gas central heating and double glazing
- EPC Rating - D



Floorplan

Ground Floor

Approx. 49.5 sq. metres (532.8 sq. feet)



Total area: approx. 49.5 sq. metres (532.8 sq. feet)

All Enquiries to our Property Department:

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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