



17 Queens Crescent, Elburn, Livingston, EH54 8EF

Offers Over £125,000



## A Lovely 2-Bed Apartment

**Available to investors only, with a tenant in-situ.**

**All rental certificates are in place and valid. Current yield: 5%.**

This impressive flat is in an ideal locale, next to Livingston North railway station and near local amenities. With tasteful finishes throughout, this property in Queens Crescent, Livingston, EH54 8EF will make a fantastic home. With residents parking, this home is ideal for many needs, including investors. Sharon Campbell and RE/MAX property are delighted to bring this 2-bedroomed property to the market.

Comprising:

Hallway

Lounge

Kitchen

2 Bedrooms

Family Bathroom

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include primary schools and high schools and nurseries. At the local Carmondean Centre there is a medical centre, library, Morrisons supermarket, R.S. McColl and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North railway station is an easy stroll across the road, and there is also easy access to Uphall and Livingston South railway stations. Deer Park Country and Club and Golf Course is just 5-minute drive away, and there are several pleasant walks locally within the surrounding countryside.

### Hallway

This wooden front door is secured with a door chain, and as you enter you are greeted with coloured paper to the walls and laminate wood-effect flooring. Two lights and a smoke detector rest on the ceiling above, with a flat phone, a radiator and power points also nearby on the wall. Storage cupboards are also present.

### Lounge

13' 5" x 11' 7" (4.08m x 3.54m)

A window to the front of the property enhances this superb room with natural lighting on the neutral papered walls and wood-effect laminate flooring. There are many power points in this room, which also consists of a radiator, a smoke detector and a ceiling light.

### Kitchen

9' 8" x 5' 9" (2.94m x 1.76m)

Although the floor is unfinished in this room, the tile effect paper to the walls and the gorgeous black countertops makes it desirable. An electric oven with a four-ring induction hob and an extractor above, a stainless-steel sink with a drainer and wood-effect cabinets connected to the wall and floor are all present. There is a smoke detector on the ceiling above, along with some ceiling lights. Power points can also be found around the kitchen.

### Bedroom One

8' 9" x 6' 6" (2.67m x 1.98m)

A carpeted floor welcomes you into the first bedroom. It holds a radiator, power points and a mirrored wardrobe inside. The walls are finished with a neutral wallpaper, and natural light comes through a window to the side, followed by the ceiling lighting, brightening the room.



### Bedroom Two

9' 9" x 8' 0" (2.98m x 2.45m)

With a feature painted wall and a window to the side, this lovely bedroom is also equipped with a neutral carpet, with power points all around the room, and a radiator inside as well. A light to the ceiling brightens this fabulous room.

### Family Bathroom

5' 7" x 6' 4" (1.69m x 1.92m)

This bathroom has been wonderfully decorated with wood effect paper to the walls, a white tiled splashback to the bath and vanity sink, a laminated flooring followed up by a white bath with an electric shower above, and a concealed cistern toilet. A white vanity sink holds a white wooden storage cupboard beneath it. A ceiling light and extractor have also been placed inside to complete the bathroom.

### Additional Items

Additional Items Tenure: Freehold, Council Tax Band: C All fitted floor coverings, window blinds and kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960996670.

### OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### INTEREST

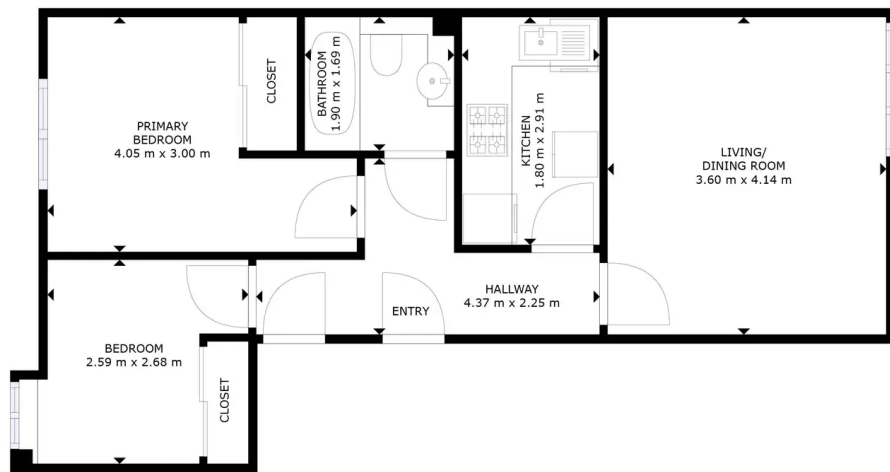
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

### THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92+) <b>A</b>			(92+) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	79	84	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
*Not energy efficient - higher running costs		*Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales		England, Scotland & Wales	



FLOOR PLAN



GROSS INTERNAL AREA  
FLOOR PLAN: 49 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





# RE/MAX Property

Remax Property, Remax House - EH54 6TS

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