



13 Elmwood Park, Livingston

Offers Over £280,000



13 Elmwood Park

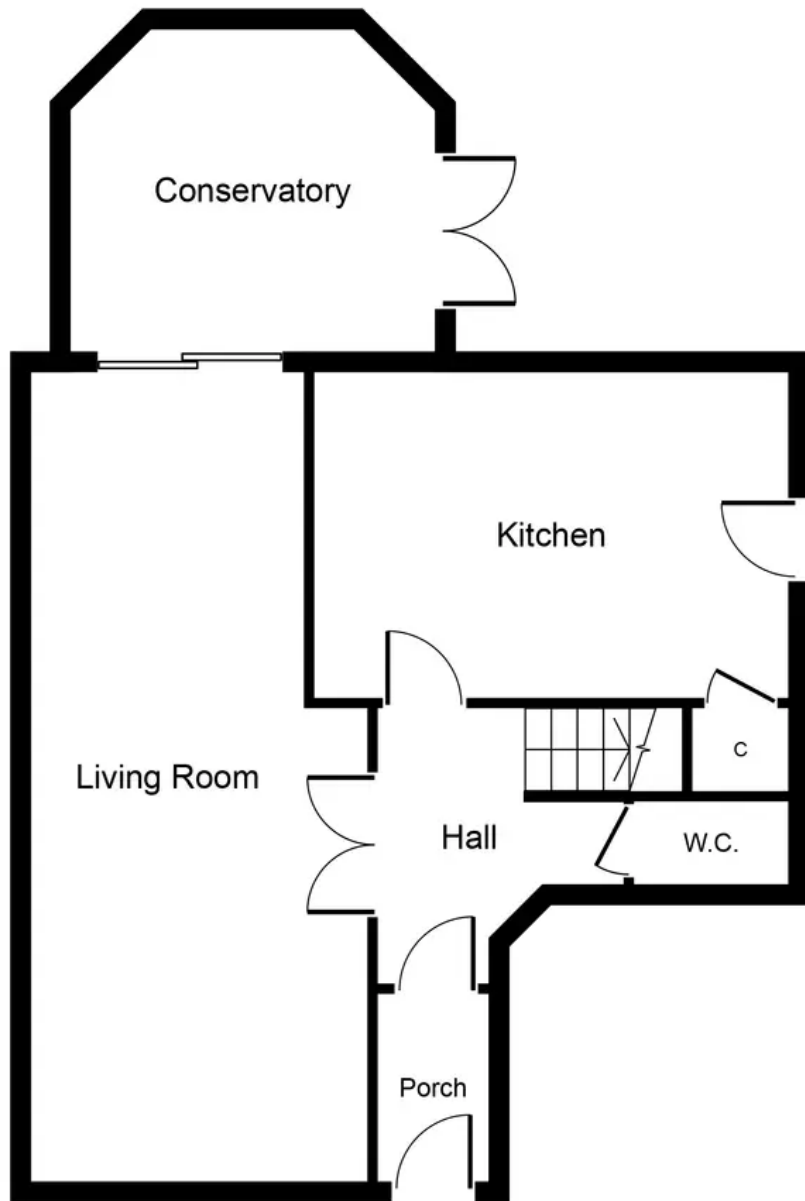
Livingston, Livingston

Exquisite 4-bedroom detached house in Elmwood Park. Modern comfort and elegant design with tranquil woodland walks within close proximity. Spacious lounge, charming conservatory, culinary haven kitchen. Luxury en-suite master, modern facilities, low-maintenance garden, garage, spacious driveway. Ideal for stylish living and outdoor relaxation.

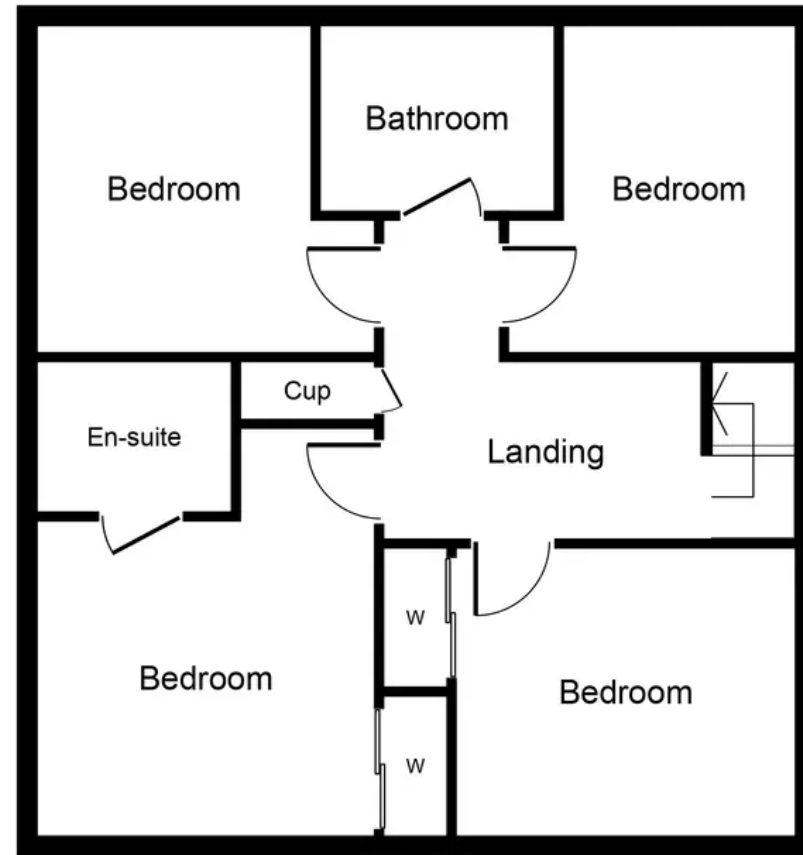
Council Tax band: E

- Four Bedroom Detached Property with Garage
- Spacious Lounge/Dining area leading to Conservatory creating perfect sociable flow
- Modern Lower Level Wc
- Breakfasting Kitchen offers generous range of cabinetry
- Master Bedroom offers stylish modern En-suite facilities
- Three Double Bedrooms with Bed 4 being generous Single Bedroom
- Lounge Offers Box Bay window with views towards mature woodland walks
- Modern Family Bathroom on upper level
- Spacious Monobloc Driveway
- Excellent commuter links via rail and road within close proximity





Ground Floor
Approximate Floor Area
646 sq. ft.
(60.0 sq. m.)



First Floor
Approximate Floor Area
615 sq.ft.
(57.1 sq.m.)

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.



KnightBain Estate Agents

Knightbain, 4 Greendykes Road, Broxburn - EH52 5AG

01506 852000

info@knightbain.co.uk

www.knightbain.co.uk/

