



FIR GROVE MNS

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EH54 5JP





Fantastic Three Bedroom Family Home With Modern Kitchen & Bathroom, Conservatory And Easy To Maintain Garden.

Lauren Beresford and RE/MAX Property brings this three Bedroom End Terraced Property To The Market in Fir Grove, Craigshill, Livingston, EH54 5JP.

Comprising of: Entrance Hallway, Lounge, Kitchen, Conservatory, WC, Three Bedrooms, Bathroom and Landing. This property also benefits from gas central heating, double glazing and an easy to maintain Garden.

Council Tax band: A

Tenure: Freehold

No Factor Fees

Fir Grove located in Craigshill is in a popular and mature residential district, situated to the East of Livingston Town Centre. It is close to local amenities and is well served by bus services and schools. It is within easy reach of the town centre, St John's Hospital and the Civic Centre.

Livingston offers a great selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.



### Hallway

13' 9" x 7' 1" (4.20m x 2.17m)

Enter through UPVC door, giving access to the Lounge, Kitchen, Conservatory, WC and staircase to the upper level. The Hallway has spotlighting, wallpapered and wooden wall coverings, one radiator and engineered wooden flooring. Additionally, there are two built-in cupboard spaces and space beneath the stairs for storage.

### Lounge

16' 5" x 11' 2" (5.01m x 3.41m)

Bright and spacious Lounge with a feature fireplace, additional space for furniture and access to the conservatory via sliding doors. Around the room there are two central light fittings, wallpapered walls, two radiators and engineered wooden flooring.

### Kitchen

14' 4" x 8' 5" (4.38m x 2.57m)

Kitchen comprising of: Fitted wall and base units, extractor hood, worktops, space for white goods, washing machine, five hob gas cooker and stainless steel with designer tap. There are two central light fittings, tile and wallpapered walls, one radiator and vinyl tile flooring. Additionally, there is a rear facing window and a rear external door.

### Conservatory

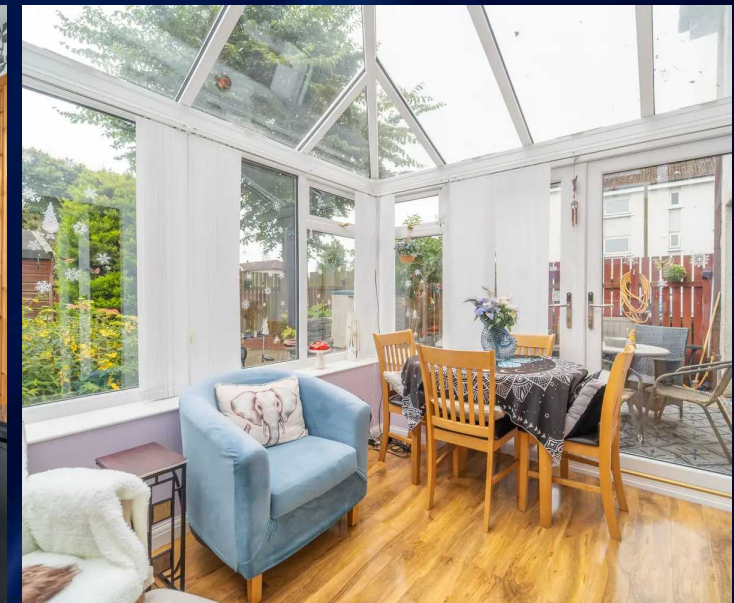
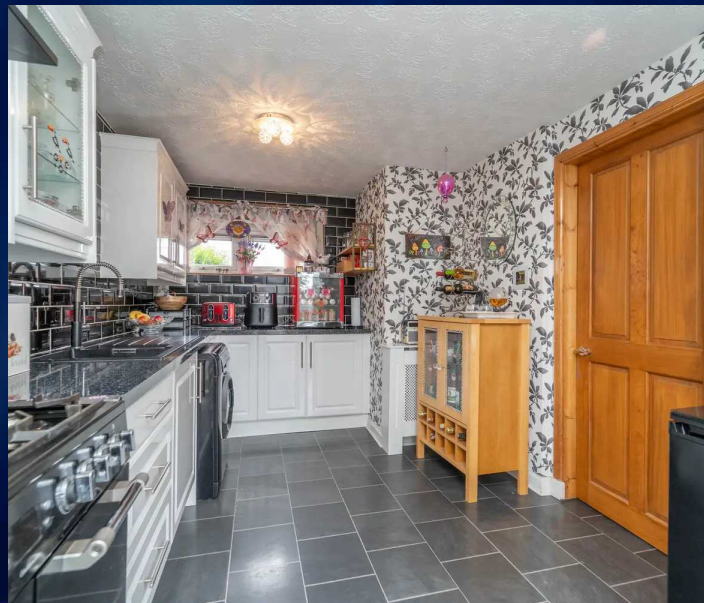
11' 10" x 9' 6" (3.60m x 2.89m)

The Conservatory is located off of the Lounge via sliding doors with access to the rear garden through patio doors. This space has a glass ceiling, two sides of window panels, one solid wall with an electric fireplace, and engineered flooring.

### WC

5' 3" x 2' 10" (1.59m x 0.86m)

Sink vanity with mixer tap and toilet. There is spotlighting, wet wall panelling and tiled flooring.





**Upper Hallway 11' 3" x 2' 11" (3.42m x 0.88m)**

Hallway giving access to Bedroom 1, 2, 3, Bathroom and attic. There is wall lighting, wallpapered walls and carpet flooring. Additionally, there is a built-in cupboard space.

**Bedroom 1 14' 5" x 9' 1" (4.39m x 2.78m)**

Excellent sized double Bedroom with wall lighting, wallpapered walls, rear facing window, one radiator and laminate flooring. There is space around the room for storage.

**Bedroom 2 14' 8" x 8' 7" (4.48m x 2.62m)**

Double Bedroom with spotlighting on wardrobe, wallpapered walls, rear facing window, one radiator and carpet flooring. Additionally, there is a built-in cupboard space in this room.

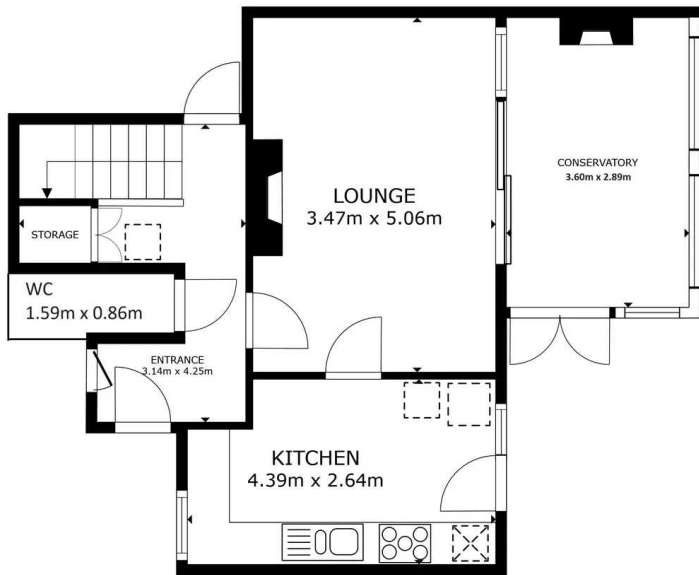
**Bedroom 3 11' 3" x 7' 4" (3.42m x 2.23m)**

Double Bedroom with wall lighting, rear facing window, wallpapered walls, one radiator and laminate flooring. Additionally, there is a built-in cupboard space in this room.

**Family Bathroom 7' 4" x 6' 8" (2.24m x 2.04m)**

Three-piece Bathroom with an opaque window facing onto the front of the property. Comprising of toilet, sink with mixer tap, and bath with overhead and handheld mains operated shower. There is spotlighting, wet wall panelling, towel radiator and tiled flooring.

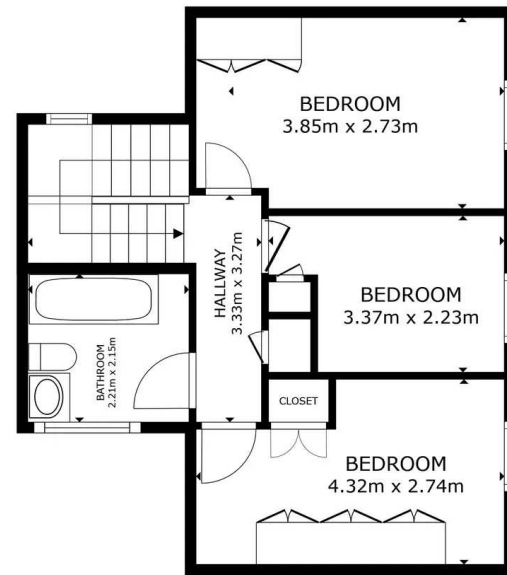




FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 50.5 m<sup>2</sup> FLOOR 2 44.5 m<sup>2</sup>  
 TOTAL: 95.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2


GROSS INTERNAL AREA  
 FLOOR 1 50.5 m<sup>2</sup> FLOOR 2 44.5 m<sup>2</sup>  
 TOTAL: 95.0 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.






### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>83</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	







**RE/MAX Property**

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