





Wonderful 3 Bed End Terrace Home.

This 3 bedroom house in the heart of Clovenstone is in turn key condition. Close to local amenities and transport links, this property is ideal for first time buyers and families. Lorna MacDonald and RE/MAX Property are delighted to bring this 3 bedroomed property to the market.

Clovenstone lies south west of Edinburgh's City Centre. Nearby Westside Plaza and shopping centre offers many shops, a supermarket, library, pub and leisure amenities with Odeon cinema and gym. Further sports facilities are available locally. Commuter links are good from this area, via Lothian bus routes and the local Wester Hailes train station, offering links between Edinburgh and Glasgow, and Edinburgh Airport is within easy reach. In addition, there is easy access to the A71, M8, M9 and A1 road networks, ideal for commuters. Primary and secondary level schooling is available locally, as well as easy access to Edinburgh College, Napier University and Heriot Watt University.

Front Approach

The welcoming approach has a paved driveway, leading to the front door and round the side of the house with access to the rear garden. The front area is finished with decorative stones and a section of artificial grass.

Entrance Vestibule

Entry to this inviting hallway is through a wooden door. The modern décor begins with white painted walls and laminate flooring. A ceiling light, a radiator and power points complete this area.

Lounge

14' 8" x 13' 11" (4.48m x 4.24m)

This superb room has been painted with mainly light grey walls with a feature green wall, and laminate to the floor. An under stairs cupboard provides storage space. A large window to the front allows lots of natural light into the room, being further enhanced by a ceiling light. An electric fire with wooden surround creates a central focal point in the room. A radiator and power points complete this area.

Kitchen Diner

8' 4" x 17' 5" (2.55m x 5.31m)

This modern room has many wall and floor mounted units with wood effect frontages, and co-ordinating black work surfaces and tiled splashback. Decorated with light grey painted walls, a green papered wall and laminate flooring. There is an under counter oven, a four-ring gas hob, a stainless steel extractor hood, and a built in dishwasher, which will all be included in the sale. There is also space for an under counter washing machine and a tall fridge freezer. Natural light enters from the window to the rear and the patio doors to rear, and there is a ceiling light and ceiling downlights. The sink area comprises of a stainless steel sink with drainer and mixer tap. A radiator and power points complete this room.

Stairs and Landing

The décor continues with carpeted stairs and laminate floor to the landing and white painted walls. There is a cupboard providing storage space. A ceiling light, a smoke detector, power points and an attic hatch complete this area.

Primary Bedroom

12' 0" x 9' 8" (3.67m x 2.94m)

This delightful room has white painted walls, with a feature blue wall, and laminate to the floor. There is an integrated wardrobe providing an abundance of hanging and shelving space. A window to the rear of the property allows in lots of natural light and there is a ceiling light. A radiator and power points are provided.

Bedroom Two

8' 11" x 9' 7" (2.71m x 2.92m)

This lovely room has been finished with white painted walls, a teal painted wall, and laminate to the floor. The window to the front of the property allows in natural light and this is further complemented by a ceiling light. An integrated wardrobe provides open storage space. Power points and a radiator are also provided.





Bedroom Three

8' 5" x 7' 5" (2.56m x 2.27m)

This great third bedroom has been finished with mainly white painted walls and laminate to the floor. The window to the rear of the property allows in natural light. Power points, a ceiling light and a radiator are included.

Bathroom

5' 6" x 6' 10" (1.68m x 2.09m)

This great room has been finished with tiled walls and floor. The window to the front of the property allows in natural light and there are ceiling downlights. The suite comprises of a mains waterfall shower over bath, with additional hand held shower, a wall hung sink and wall hung toilet. A chrome towel radiator and extractor fan are included.

Rear Garden

This great, secluded, outdoor space has an area with wooden decking, an artificial grassed area and is finished with planted sections. There is fencing on all sides and a gate for access to the front. An excellent space to sit and relax or entertain, at any time of day.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings 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

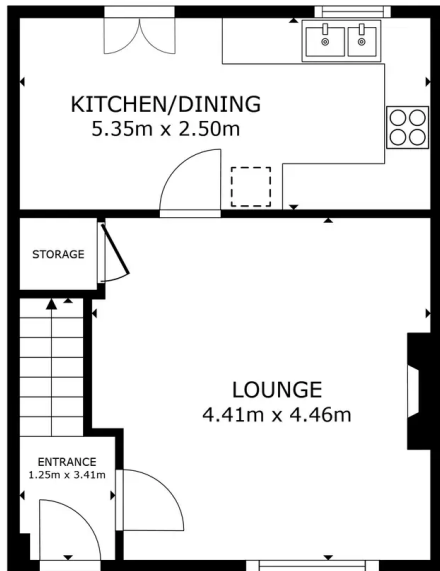
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

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

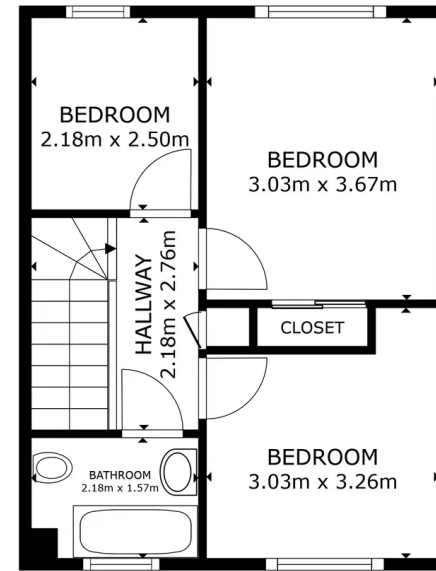
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 37.7 m² FLOOR 2 37.3 m²
 TOTAL : 75.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 37.7 m² FLOOR 2 37.3 m²
 TOTAL : 75.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.