



39 Eden Drive

Craigshill Livingston

EH54 5LB

Offers Over £155,000

**Caesar & Howie**

*Solicitors & Estate Agents*





### 39 Eden Drive

Livingston EH54 5LB

An excellent family home is offered from this larger and popular style end terraced villa, offering well presented accommodation, spacious rooms, many extras and great further potential. The property is set on an excellent plot with enclosed south facing garden to rear and open outlook to side. Well placed for local schools, public transport and amenities. The bustling town centre is only a short drive away and there is access to rail stations at both Livingston and Uphall Station. Flexible/early entry available. Chain free.

- Entrance hall/storage
- W.C.
- Spacious lounge/dining (patio doors)
- Well equipped fitted kitchen/breakfast
- Three double bedrooms
- Shower room
- GCH & DG
- Attractive enclosed south facing garden
- Parking to front
- Council Tax Band B
- Excellent further potential

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)

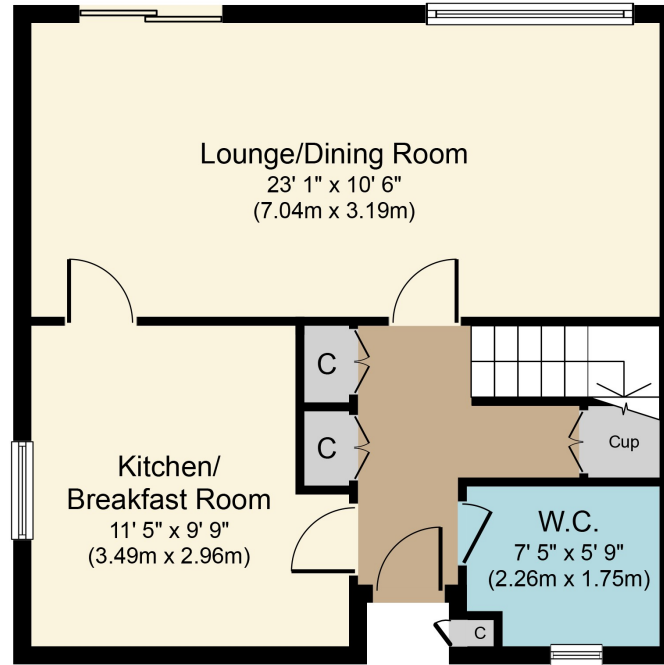




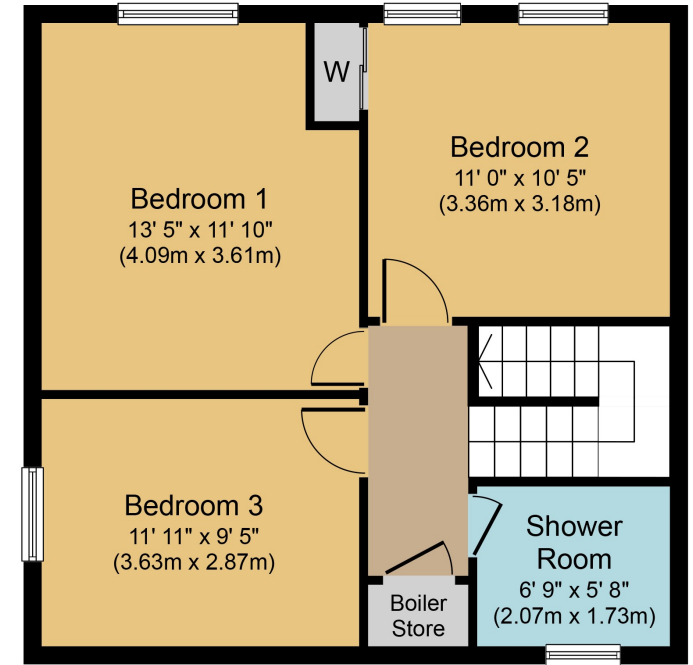
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# 39 Eden Drive



**Ground Floor**



**First Floor**

## 39 EDEN

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.

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