



20 Haymarket Crescent, Livingston

Fixed Price £330,000



RE/MAX
Estate



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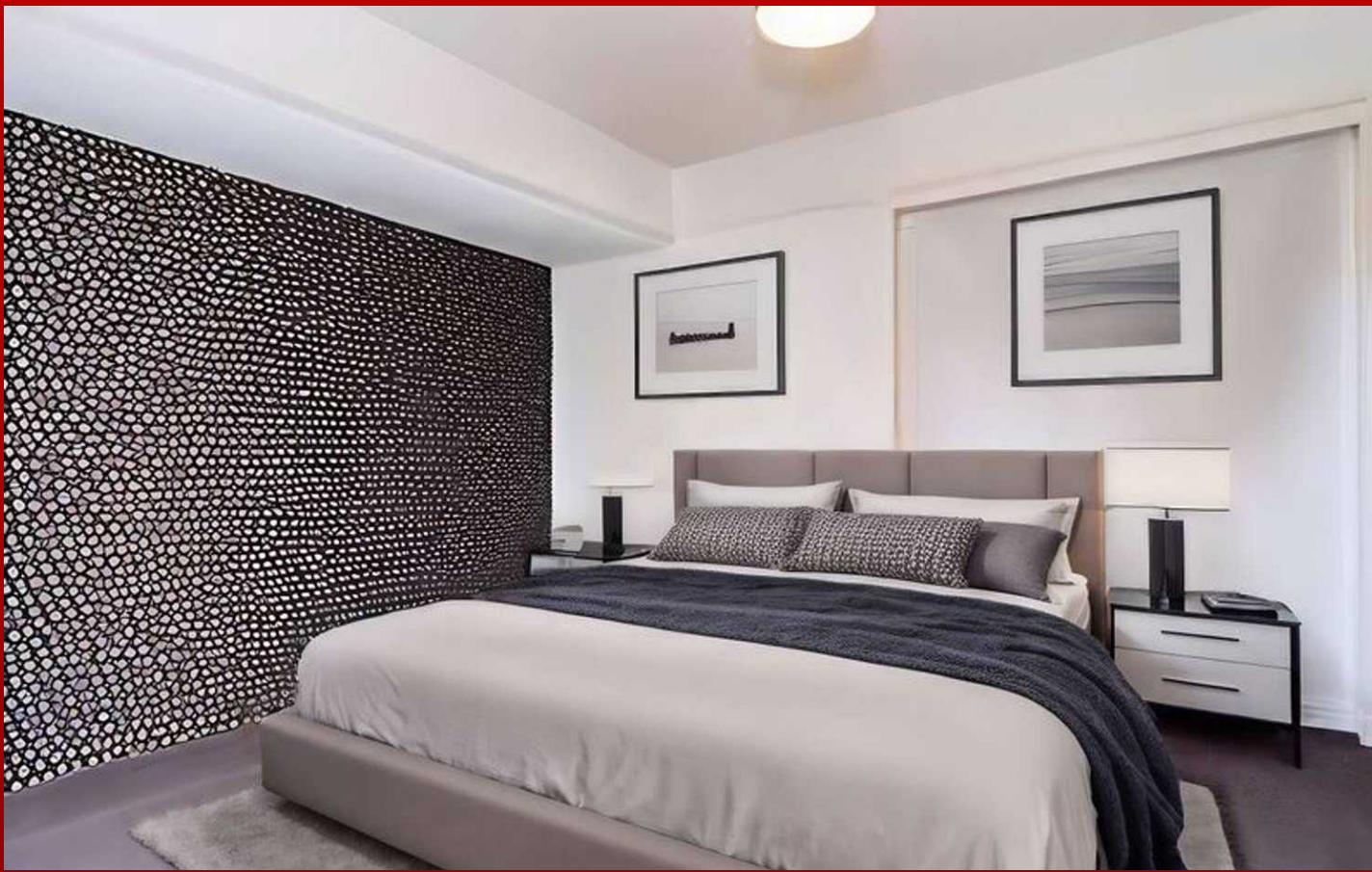
Livingston, Livingston

Carol Lawton and RE/MAX Estates -
Linlithgow**Modern 4-bed detached villa in
sought-after Eliburn location. Move-in ready,
spacious, front and rear garden, garage, great
floorplan. Close to park, train station, shops, and
schools. Easy commute to Edinburgh and
Glasgow. No factor fee. Council Tax F.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Utility Room

5' 6" x 4' 11" (1.68m x 1.50m)

Handy room with a ½ glazed door leading to the rear garden, there is also a window. Base and wall mounted units, stainless steel sink with chrome taps and splash back tiling. Space for a free standing washing machine and tumble dryer. Central light fitting, laminate flooring and a radiator.

Cloakroom WC

4' 8" x 3' 1" (1.43m x 0.94m)

Modern room comprising of a white WC and sink with a chrome taps. Downlighters, tiled splash back, laminate flooring, wall cabinet and a radiator.

Conservatory

14' 3" x 10' 7" (4.34m x 3.22m)

Beautiful, large room with patio doors leading into the rear garden. Central light fitting with fan, wall lights, laminate flooring and a radiator.

Stairs & Landing

Rise the new carpeted stairs to the upper level where access can be gained to the bedrooms, the family bathroom and the loft space. Downlighters, storage cupboard and carpet flooring.

Bedroom 1

11' 3" x 11' 0" (3.43m x 3.35m)

Bright and light room with a window to the front of the property. Central light fitting, built-in double wardrobes, offering excellent hanging and storage space, carpet flooring and a radiator. Access to the En-Suite.





En-Suite

6' 2" x 5' 10" (1.89m x 1.79m)

Recently upgraded room with an opaque window to the front of the property. Comprising of a white WC, sink with a chrome mixer tap and vanity unit below, walk-in shower cubicle with a mains operated shower. Spotlight, tiled splash back, vinyl flooring, feature wall mirror and a towel radiator.

Bedroom 2

11' 11" x 11' 6" (3.64m x 3.50m)

Lovely room with a window to the rear of the property. Central light fitting, laminate flooring and a radiator.

Bedroom 3

10' 2" x 8' 9" (3.09m x 2.67m)

Good sized room with a window to the front of the property. Central light fitting, laminate flooring and a radiator.

Bedroom 4

8' 8" x 7' 8" (2.63m x 2.34m)

Another great room with a window to the rear of the property. Central light fitting, laminate flooring and a radiator.

Family Bathroom

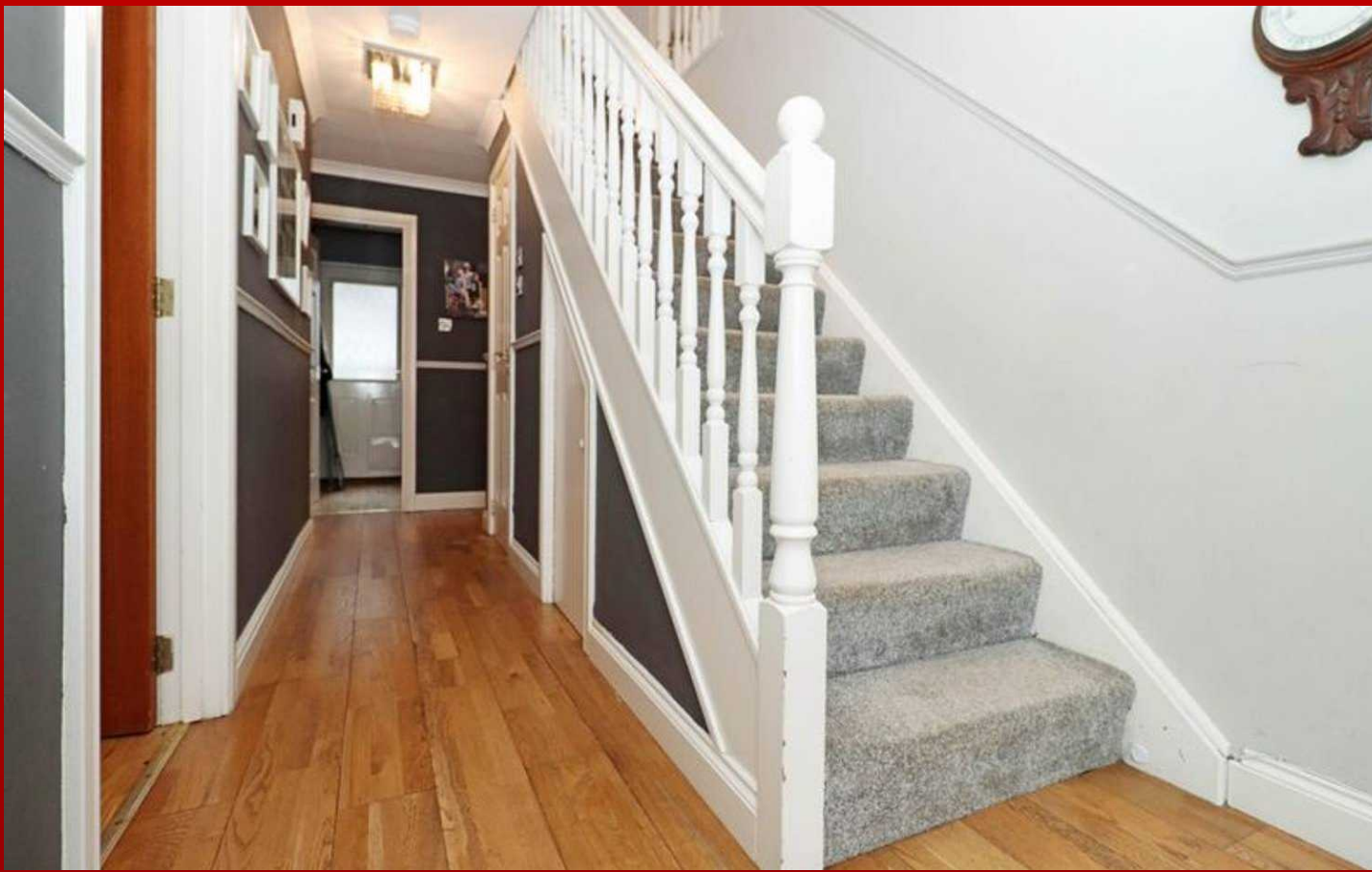
7' 3" x 6' 6" (2.20m x 1.97m)

Stylish room with an opaque window to the rear of the property. Comprising of a white WC, sink with a mixer tap and storage unit below, bath with a mixer tap and an overhead electric shower with a glass screen. Downlighters, wet walls, vinyl flooring and a towel radiator.

Garage

Single garage with an electric door. Power, light and plenty of storage options.





Entrance Hall

17' 9" x 3' 1" (5.40m x 0.94m)

Enter via a partially glazed door with an opaque window to the side into the welcoming hall which then provides access to the lounge, dining room, kitchen, utility room, downstairs WC and stairs to the upper level. 2 ceiling light fittings, laminate flooring, under stairs storage cupboard and a radiator.

Lounge

18' 9" x 18' 7" (5.71m x 5.67m)

Lovely generous room with a bay window to the front of the property. Central light fitting, laminate flooring and a radiator. Open plan access to the dining room.

Dining Room

18' 9" x 11' 7" (5.72m x 3.53m)

Bright room that is open plan to the conservatory. Central light fitting, laminate flooring and a radiator. Plenty of space for a dining table and chairs.

Kitchen

12' 4" x 10' 6" (3.77m x 3.21m)

Attractive room with a window to the rear of the property and another window to the side. Comprising of base and wall units with complimentary work tops, tiled splash back and a stainless steel sink with a chrome mixer tap. Integrated gas hob, electric oven and extractor fan. There is space for a freestanding fridge/freezer and dishwasher. Central light fitting, breakfast bar, vinyl flooring and a radiator. Access to the utility room.



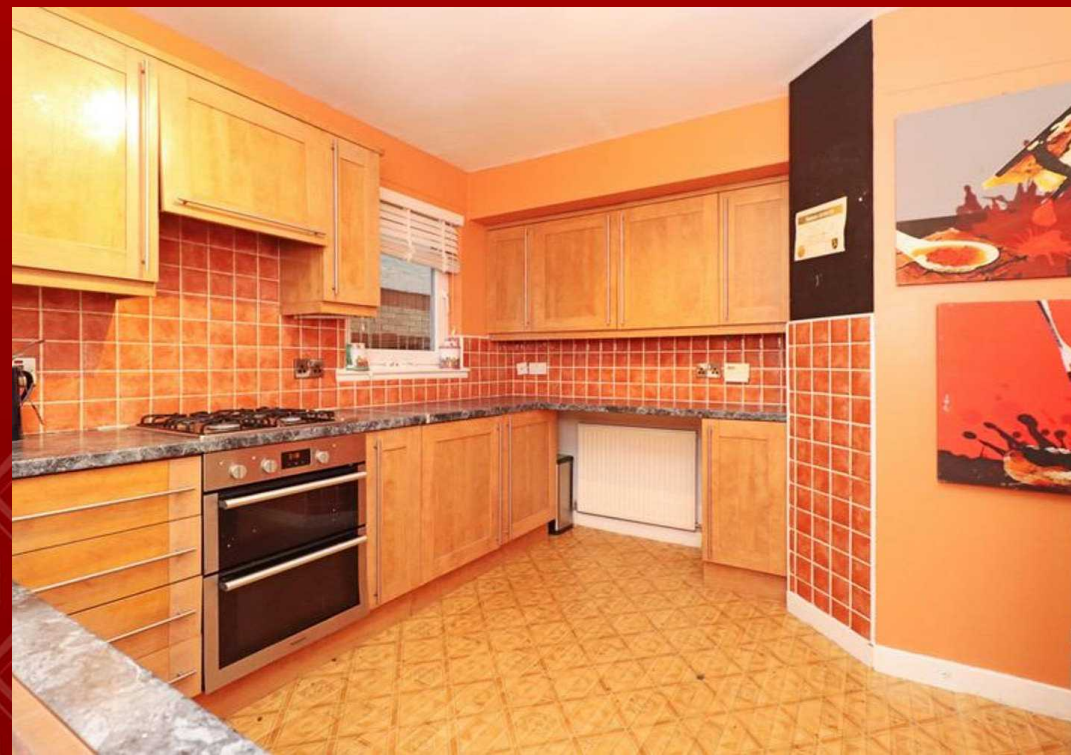
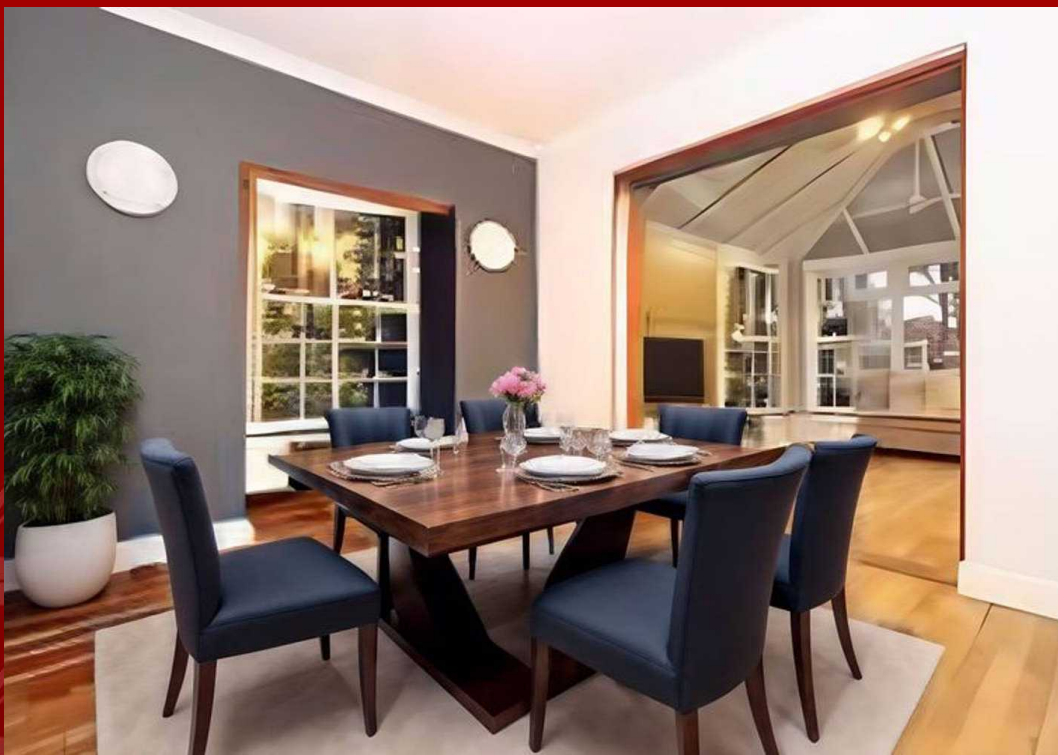


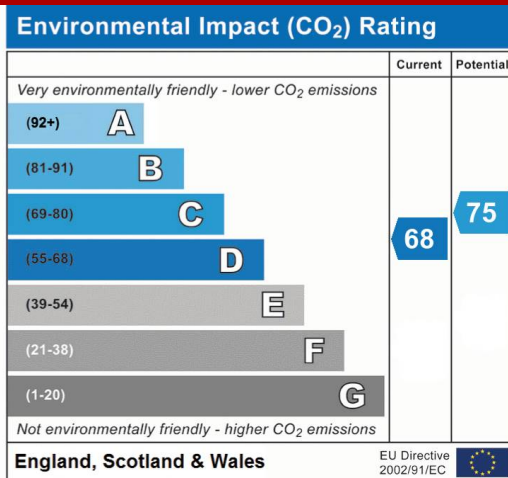
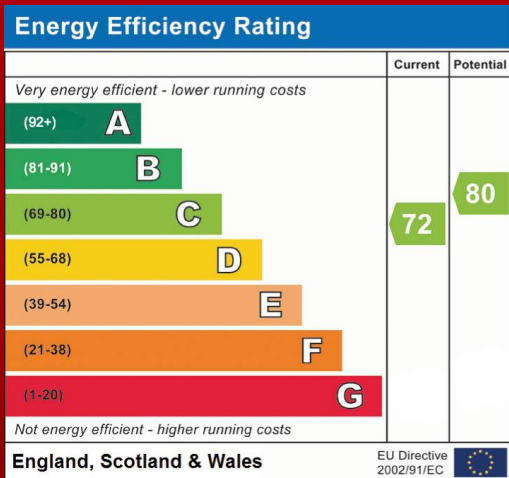
FRONT GARDEN

The front has a lawn area, decorative stone chips, porch at the front door, outside lights and a mono bloc driveway for off street parking.

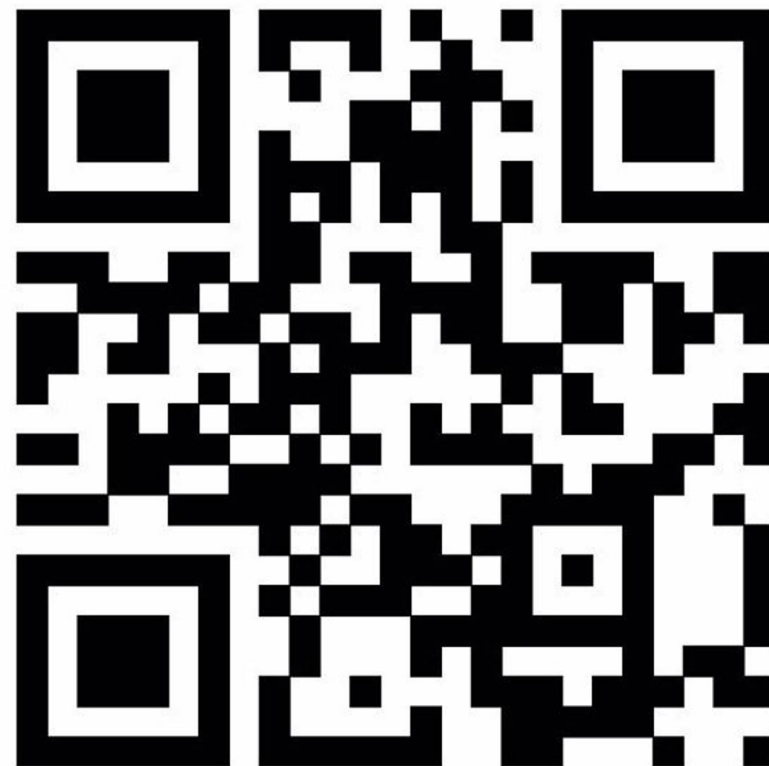
REAR GARDEN

Fabulous, fully enclosed rear garden with access from both sides of the property. Lawn area, large patio area, shrubs and plants, outside lighting and tap. The shed which has power and light will be left as gift. A wonderful space to relax and enjoy.

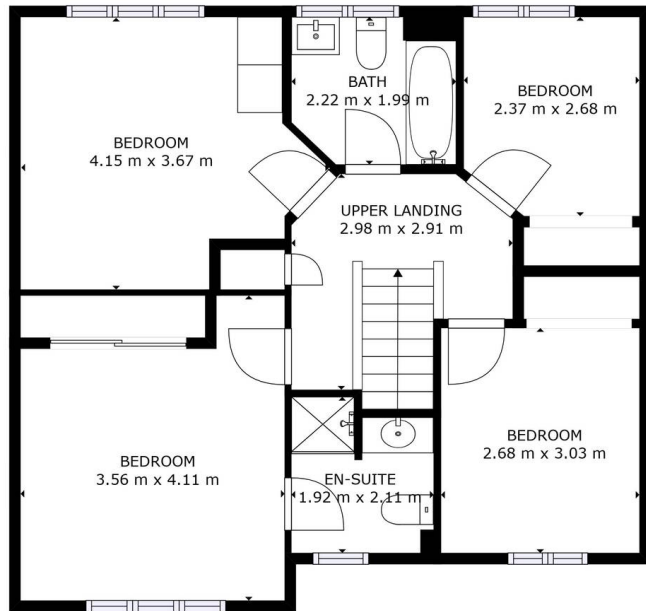




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The Home Report

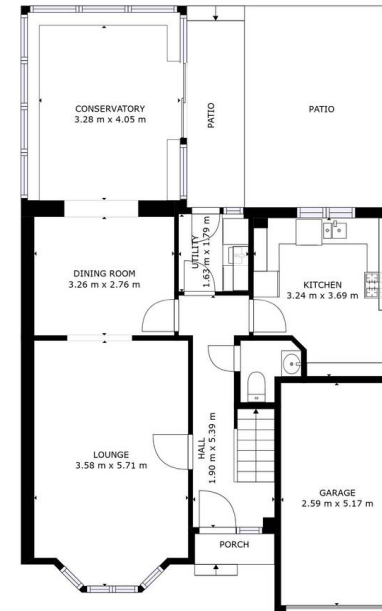


GROSS INTERNAL AREA
 FLOOR 1: 56 m²; FLOOR 2: 63 m²
 EXCLUDED AREAS: CONSERVATORY: 16 m²
 GARAGE: 13 m²; PATIO: 23 m²
 PORCH: 1 m²
 TOTAL: 118 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 56 m²; FLOOR 2: 63 m²
 EXCLUDED AREAS: CONSERVATORY: 16 m²
 GARAGE: 13 m²; PATIO: 23 m²
 PORCH: 1 m²
 TOTAL: 118 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



Re/max Estates

33-37 High street, Linlithgow - EH49 7ED

07432303118

nmcfarlane@remax-scotland.net

<https://www.remax-scotland.net>



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