





A wonderful two-bedroom apartment, close to Livingston town centre, with a lift. This ready to move property would make an ideal purchase for an individual, couple or investor.

This location is ideal, with the local neighbourhood offering a wide variety of amenities. Being centrally located in Livingston, it is a short walk to The Centre and Livingston Designer Outlet Centre, where there is a vast array of facilities, including: a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services, as well as many supermarkets. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North and South railway station are easily accessible. The Deer Park Country and Club and Golf Course is just a 10-minute drive away. There are several pleasant walks locally within the surrounding countryside. Nursery, primary and secondary schooling as also locally located.

Entrance Hall

A secure communal entrance leads to this first-floor apartment. Enter into a warm and welcoming hallway with laminated flooring and neutrally painted walls. Two ceiling pendant lights, two large storage cupboards, a smoke detector, power points, a radiator and a handy intercom system for answering guests.

Dining Lounge

5.283m x 3.640m (17'04" x 11'11") at maximum Accessed via a set of double-glazed wooden doors, this bright and spacious area is open plan with the kitchen and has ample space for a dining table and chairs. Decorated with neutral toned carpet to the floor, white and bold feature paint to the walls. A large window to the front of the property allows in lots of natural light and there are two pendant light fittings. Power points, a television aerial socket, a telephone socket and two radiators are all provided.

Kitchen

3.940m x 2.421m (12'11" x 07'11") at maximum

Open plan from the lounge, this modern room is decorated with cream décor to the walls and laminate to the floors. The grey laminate worktops, wood effect cabinet frontages and tiled splashbacks, give it a nice, homely feel. Equipped with a built in four ring gas hob, electric oven, cooker hood, an integrated washing machine and fridge-freezer, which will all be included in the sale. A window to the front brings in natural lighting with two sets of spotlight fittings enhancing this. A stainless-steel one and a half sink with chrome mixer tap and drainer, power points and an extractor fan.

Main Bedroom

3.644m x 2.847m (11'11" x 09'04")

This stylish room has a built-in two door wardrobe for plenty of storage. Decorated with neutral paint to the walls and carpet to the floor. Access to the balcony through glazed doors to the front of the property, bathing the room with natural light. A central ceiling pendant light, a television aerial socket, power points and a radiator.

Second Double Bedroom

3.599m x 2.541m (11'09" x 08'04")

The room is decorated in keeping with the rest of the apartment, in neutral, peaceful colours. Carpeted floor and painted walls. A dual aspect is created with windows to the front and side, providing great light and a central pendant light fitting complements these. This room also benefits from power points and a radiator.

Bathroom

2.023m x 1.818m (06'07" x 05'11")

This relaxing white bathroom is the perfect place to unwind. A mix of tiled and painted walls, white tiled splash backs and a contemporary patterned laminate to the floor. The suite consists of a close coupled toilet, a vanity sink with storage underneath and a bath with glass shower screen and shower attachment. There is a handy wall mounted mirrored cabinet, an extractor fan, a central ceiling spotlight fitting and a shaving socket.



Additional Items

Tenure: Freehold. Council Tax Band: C. Factor Fee: Hacking and Paterson 2 Redheughs Rigg, South Gyle, Edinburgh, EH12 9DQ Approx £330 Per Quarter. All fitted floor coverings, window blinds and the kitchen items mentioned 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. Any furniture omitted from this text is open to negotiation with the vendor.

VIEWING

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

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.

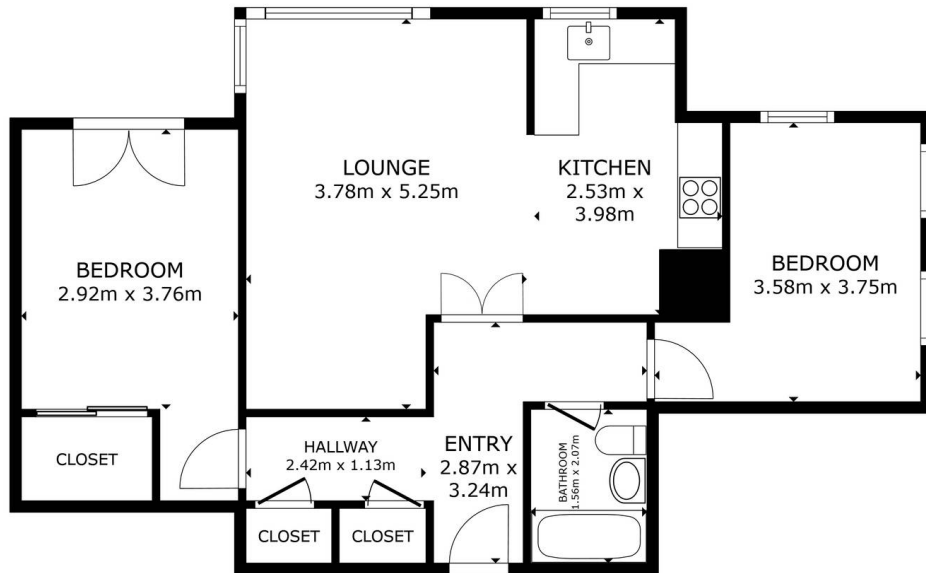
INTEREST

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

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 68.9 m²
TOTAL : 68.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



RE/MAX Property

Remax Property, Remax House – EH54 6TS

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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.