



28 Elmwood Park, Livingston

Offers Over **£275,000**



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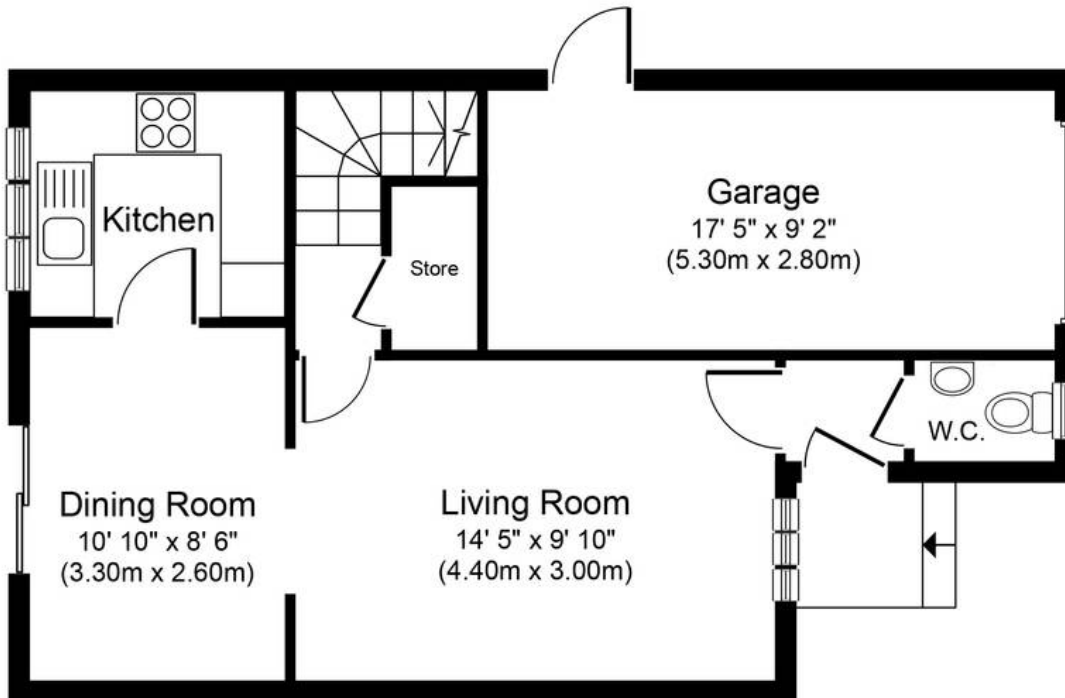
Livingston, Livingston

Perfectly positioned with a balance of connectivity and a connection to nature on your doorstep - this stylishly modernised Three Double Bedroom Detached House with Garage and Driveway offers a premium living experience and is in turn-key condition. Chain free sale. Three Double Bedrooms, Two Public rooms, Bathroom and Lower Level Wc. Externally monobloc driveway and single garage with electric charging point. Excellent commuter links via rail, road and bus.

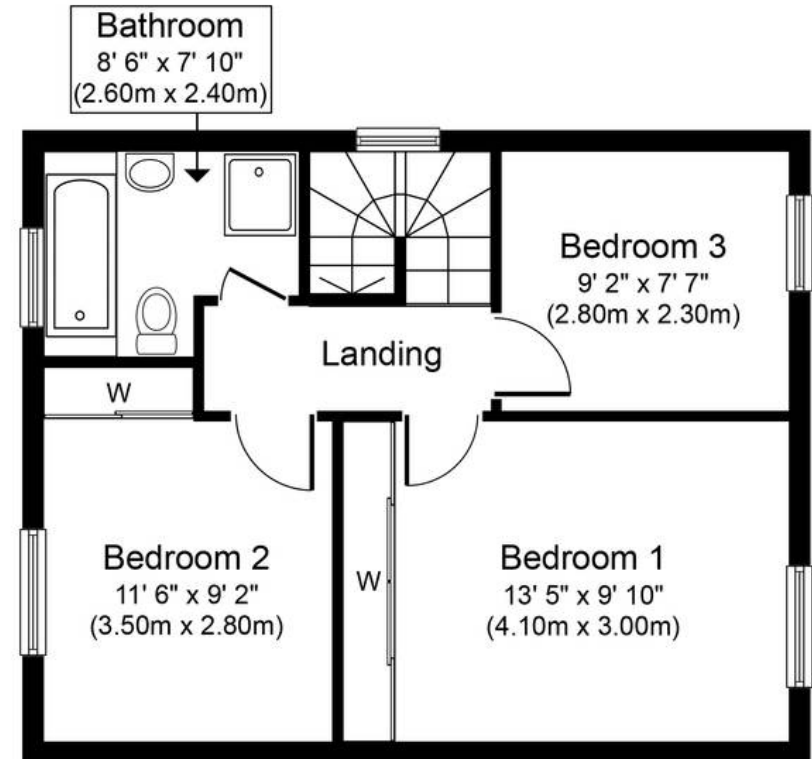
Council Tax band: D

- Three Double Bedroom Detached Property nestled within tranquil highly desirable development
- Modern Shaker Style Fitted Kitchen
- Graced by majestic woodland corridor walks which lead to local beauty spot of "Dechmont Law" ideal for the outdoor enthusiast/dog walker
- Sociable flow to Lounge and Dining Room with patio doors providing access to the garden
- Fully enclosed and well screened private rear garden providing perfect retreat to relax
- Perfectly placed for the commuter with short walk to railway links to Edinburgh & Glasgow
- Single garage with external Electric Charging point and Monobloc Driveway parking
- Exceptionally luxurious Bathroom with bespoke walk-in Shower
- Stylish lower level Wc





Ground Floor
Approximate Floor Area
513 sq. ft.
(47.6 sq. m.)



First Floor
Approximate Floor Area
415 sq. ft.
(38.5 sq. m.)

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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