





A wonderful two bedroom first floor apartment, close to Livingston North Train Station. This walk-in property would make an ideal purchase for an individual, couple or investor. Lorna MacDonald and RE/MAX Property delighted to offer to the market this home in Queens Crescent, Livingston, EH54 8EJ.

The location is ideal, with the local neighbourhood offering a wide variety of amenities. Being centrally located in Livingston, it is a short distance 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 is within walking distance. The Deer Park Country and Club and Golf Course is just a short drive away. There are several pleasant walks locally within the surrounding countryside. Nursery, primary and secondary schooling as also locally located.

Entrance Hallway

Entrance to the building is through a secure wooden and glass door, leading along the carpeted corridor to the wooden door of the property. The modern décor begins with white painted walls and carpet to the floor. There is a large cupboard for storage found in the hall. There are two ceiling lights, an intercom handset, a smoke detector, and power points to complete this area.

Lounge

11' 9" x 13' 5" (3.57m x 4.09m)

This inviting social space is decorated with carpet to the floor and white painted walls. A window to the front of the property allows in lots of natural light. A ceiling light, a modern electric fire, a smoke detector, and power points are also provided.

Kitchen

5' 10" x 9' 7" (1.77m x 2.92m)

The modern kitchen has several wall and floor mounted units with white frontages which are complimented by wood effect laminate work surfaces and up stands. The décor is finished with white painted walls and light grey wood effect laminate to the floor. There is an under counter oven, a built in four ring induction hob, a stainless steel and glass extractor hood, a tall fridge freezer and an under counter washing machine, which will be included in the sale. The sink area comprises of a mixer tap over a stainless-steel sink with drainer. A ceiling light illuminates the space. A heat detector, a further extractor fan and power points complete this room.

Primary Bedroom

8' 5" x 9' 9" (2.56m x 2.98m)

A wonderful room which is finished with white painted walls and carpet to the floor. The window to the rear allows in natural light and is complemented by a ceiling light. A built-in wardrobe provides an abundance of hanging and shelving space. A radiator and power points complete the room.

Bedroom Two

6' 8" x 8' 10" (2.02m x 2.68m)

The delightful second double bedroom is finished with white painted walls and carpet to the floor. The rear facing window allows in natural light and is enhanced by a ceiling light. A built in wardrobe provides hanging and shelving storage space. A radiator and power points finish off this space.

Shower Room

6' 4" x 5' 6" (1.92m x 1.67m)

A serene shower room featuring a white 3-piece suite, including a corner shower unit with electric shower, a built-in sink, and a back-to-wall toilet. The room is decorated with mainly white sparkle wet wall panels, and a white painted wall, with a grey tile effect vinyl floor. A ceiling light, an extractor fan, and a wall hung heater are also provided.

External area

There is an abundance of parking to the front.



Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be 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 on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

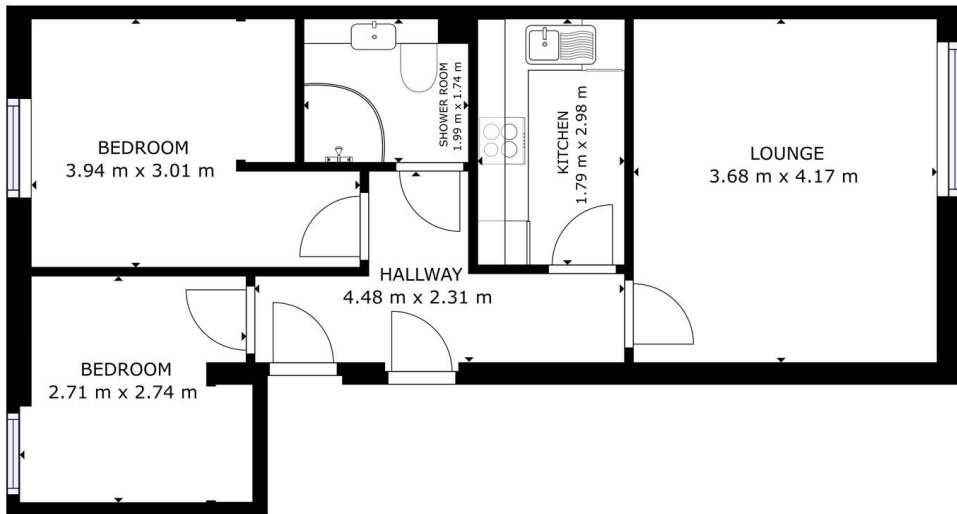
OFFERS

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.





GROSS INTERNAL AREA
 FLOOR: 11.50 m²
 TOTAL: 50 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	73	81
(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		85
(69-80) C	76	
(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.