





Sharon Campbell and RE/MAX Property present this spacious threebedroomed home in Thymebank, Livingston, EH54 6HH. Offering extensive living space, this property is ready for you to add your own finishing touches and create a personal haven. The layout comprises:

Downstairs Hallway

Dining Lounge

Breakfasting Kitchen

Living Level Toilet

3 Bedrooms

Family Bathroom

Large Rear Garden

GCH and DG throughout

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Set within a vibrant community, this home benefits from local amenities, schooling options, and transport links. There is a local shop and nearby Carmondean Centre offers shopping and services, including a supermarket, medical centre, and library. Livingston's shopping districts, The Centre and the Designer Outlet, provide a vast array of shops, dining, and entertainment. With easy access to M8 and railway stations, this location is well-suited for commuters to Edinburgh and Glasgow, while nearby scenic trails and parks invite outdoor enjoyment.

Front Garden

Divided by a central path with two grassy areas. Ample space is provided for bin storage, with some maintenance required to enhance curb appeal.

Downstairs Hallway

There are exposed floorboards and neutral woodchip wallpaper. A fully glazed front door provides abundant natural light, while a large under-stair cupboard offers convenient storage. There is a ceiling light, a radiator, a power point and a telephone socket to complete this area.

Dining Lounge

6.736 m x 3.119 m (22'01" x 10'03") This spacious room features dual-aspect views with a front window and rear patio doors that open into the garden, bringing light throughout the day. Finished with exposed floorboards and wallpapered walls. A radiator, a television aerial socket and power points are included.

Breakfasting Kitchen

3.314 m x 3.000 m (10'10" x 9'10") A window overlooks the back garden with a glazed rear door providing outdoor access and more natural light. There is a range of base and wall units, a stainless-steel sink, a four-ring gas hob, an electric oven and space for further appliances. A radiator and power points are fitted. The flooring is finished with exposed floorboards, this area will require some modernisation and redecoration.

Living Level Toilet

1.309 m x 0.869 m (04'03" x 02'10") This convenient room features a white toilet and a white corner sink. A head height window offers privacy and natural light. With wallpaper already stripped and exposed floorboards, it awaits your chosen décor

Stairs and Landing

Exposed floorboards and mint-green woodchip wallpaper feature in this area. A large storage cupboard and attic access are available. There is also a cupboard housing the boiler halfway up the stairs.



Bedroom One

3.464 m x 3.103 m (11'04" x 10'02") This generously sized bedroom overlooks the back garden and has exposed floorboards, two power points, a ceiling light and a radiator. Decorated with woodchip wallpaper and a feature wall, this room offers the potential for a cosy retreat with a bit of redecoration.

Bedroom Two

3.303 m x 3.066 m (10'10" x 10'01") With a view of the rear garden, this room has lilac walls, woodchip wallpaper and exposed floorboards. The room receives plenty of natural light and has a ceiling light, power points and a radiator.

Bedroom Three

3.078 m x 2.112 m (10'01" x 06'11") Overlooking the front of the property, this room offers a comfortable space with wallpapered walls, exposed floorboards, a radiator, power points and a ceiling light. Ideal for use as a guest bedroom, nursery, or office.

Main Bathroom

2.510 m x 1.320 m (08'03" x 04'04") Featuring a white suite with a bath, a sink and a toilet. Finished with mint green woodchip wallpaper, some vinyl tiles and exposed floorboards. A pulley rack over the bath provides a convenient drying space and a frosted window offers privacy and light.

Rear Garden

The large rear garden is bordered by mature trees and ample space for outdoor seating or activities. Although the rear fence requires some repair, this garden provides an excellent outdoor area with paved sections and greenery

Additional Items

Tenure: Freehold. Council tax band: B. All fitted floor coverings, window coverings 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.



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.

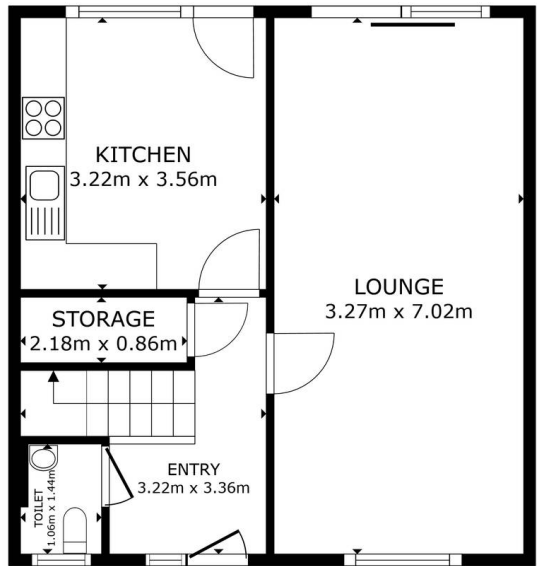
THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670 TODAY.

PROPERTY MISDESCRIPTION ACT INFORMATION

Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate, prepared on the basis of information provided by our clients. Nevertheless, the internal photographs may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. We have not tested any service or appliance. This schedule is not intended to, and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Prospective purchasers should make their own enquiries - no warranty is given or implied.

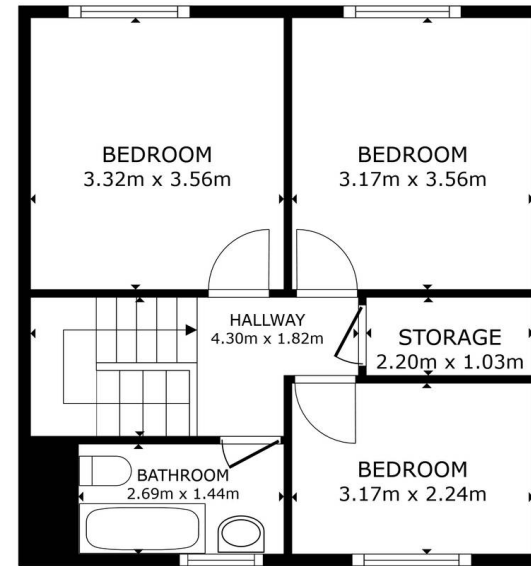




FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 46.3 m² FLOOR 2 46.3 m²
 TOTAL : 92.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 46.3 m² FLOOR 2 46.3 m²
 TOTAL : 92.6 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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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.