



125 Hawk Brae, Livingston

Offers in Region of **£150,000**



A Modern 2 Bedroomed Top Floor Apartment

This superb flat is an ideal locale, with all amenities close-by and only an eleven-minute walk to Livingston North railway station. Just bring your furniture and enjoy the view. Sharon Campbell and RE/MAX Property bring this fabulous flat to the market, in the popular residential area of Hawk Brae, Livingston, West Lothian, EH54 6GF. The property comprises of:

Entrance Hallway

Lounge

Kitchen

2 Double Bedrooms

Family Bathroom

En-Suite Shower Room

Council Tax band: Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include Peel Primary School and Inveralmond Community High School, with St. John Ogilvie Primary and St. Margaret's Academy also serving the catchment, as well as local nurseries. At the Carmondean Centre, there is a medical centre, library, Morrisons supermarket, R.S.McColl, bar with restaurant and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. 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 railway station is close-by and there is also easy access to Uphall and Livingston south railway stations. Deer Park Country and Club and Golf Course is just 5-minute drive away. There are several pleasant walks locally within the surrounding countryside. Early viewing is recommended as this property will be popular.

Entrance

A secure door entry allows access to the apartment building with this flat being located on the third floor. The welcoming hallway with its modern décor is inviting. Finished with grey painted walls and carpet flooring with an integrated cupboard. A radiator, an intercom phone, a smoke detector, two ceiling lights, an attic hatch, which is the full footprint of the flat, and power points complete this area. To the front, you can find the allocated parking space for the flat, alongside visitor parking spaces.

Lounge

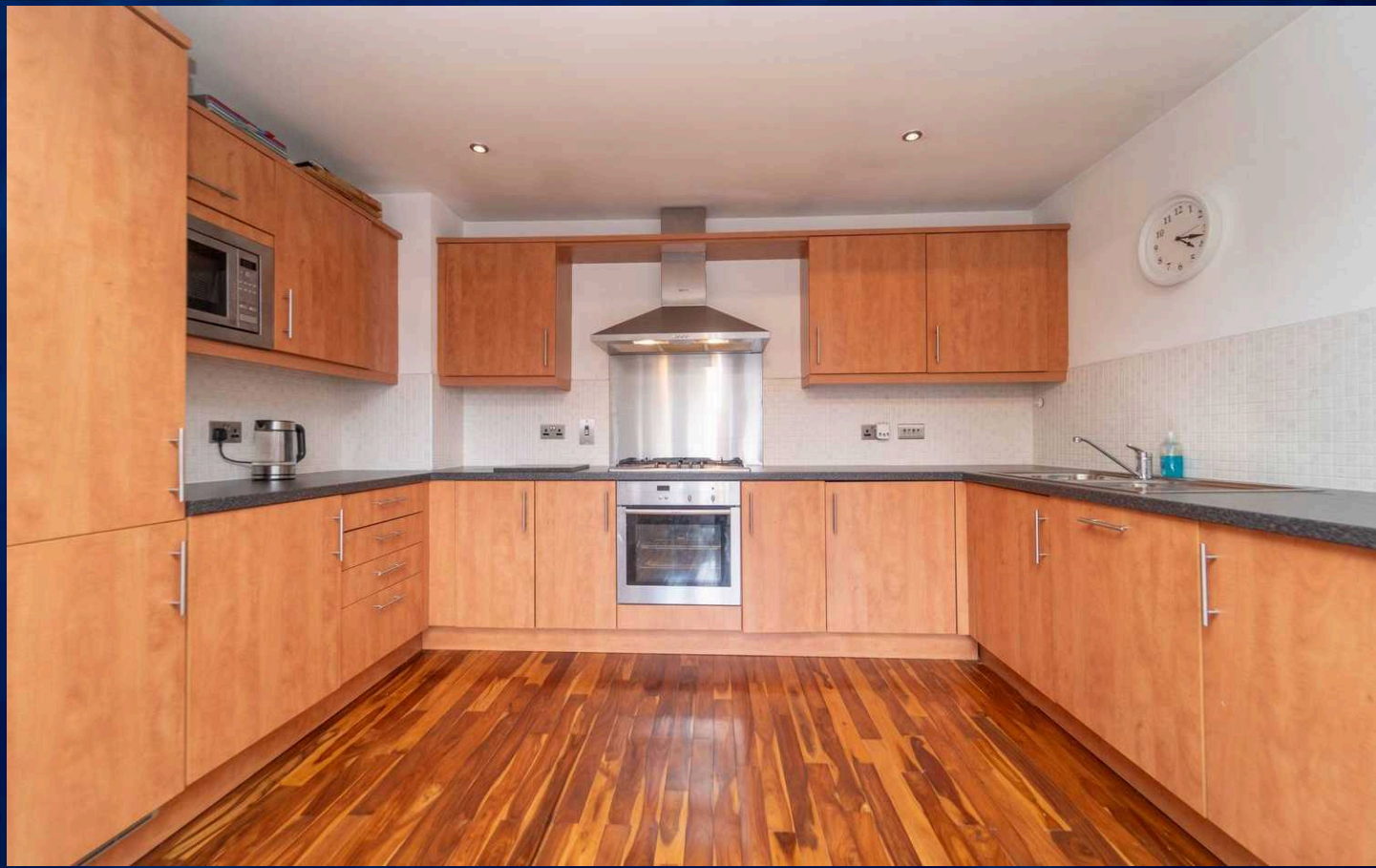
4.155m x 3.982m (13'07" x 13'00") Fresh white painted walls are enhanced by the natural light entering through the large window and double glass doors opening onto the balcony. The floor is finished with wood laminate flooring. A ceiling light, two radiators, power points and a smoke detector are also provided.

Kitchen

2.480m x 3.782m (8'01" x 12'04") Continuity is created by the flow of wooden laminate to the floor into this space. This contemporary kitchen has many wall and floor mounted units with wooden frontages and black surfaces. The white painted walls complement the metro tiled splashbacks adding a modern feel. The undercounter electric oven, five-ring gas hob with stainless steel splashback, stainless steel cooker hood, integrated microwave, fridge-freezer, dishwasher and washing machine, will all be included in the sale. The sink area comprises of a one and half stainless-steel sink with mixer tap and drainer. Recessed ceiling downlights and power points are supplied.

Main Bedroom

4.182m x 2.623m (13'08" x 8'07") This delightful room has been finished with light grey painted walls and carpet flooring. A window allows in natural light and there is ceiling lighting. Fitted wardrobes with sliding mirror fronted doors provide storage space. A radiator and power points are provided.



En-Suite Shower Room

2.545m x 1.559m (8'04 x 5'01) Accessed from the bedroom, this boutique style shower room has tiled splashbacks, white painted walls and wood effect vinyl flooring. The suite comprises of a shower cubicle with a wall mounted mains shower, a back to wall toilet and a built-in sink. There are ceiling downlights, a shaver socket, an extractor fan and a radiator which finish the room.

Second Double Bedroom

3.060m x 2.587m (10'00 x 8'05) This delightful room is decorated with light grey painted walls and carpet to the floor. The natural light flows in through the window and this is enhanced by a ceiling light. Wardrobes with sliding mirrored doors provide hanging and shelving space, power points and a radiator complete the room.

Family Bathroom

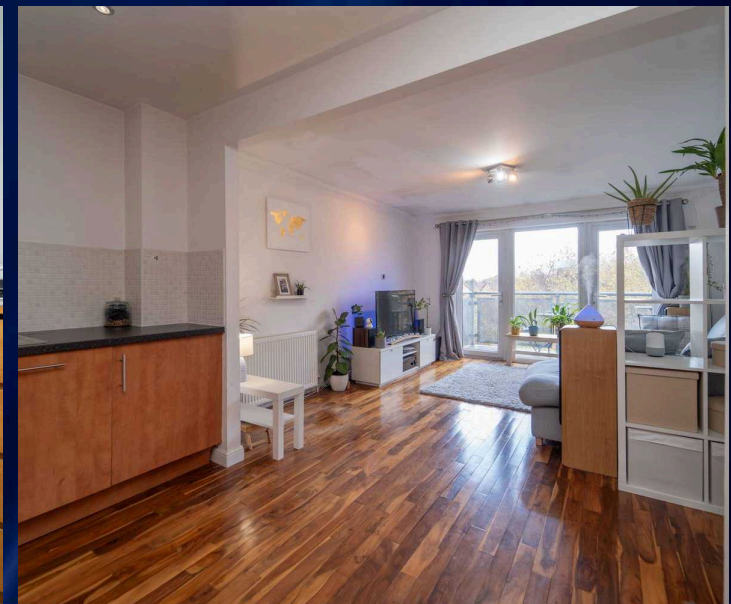
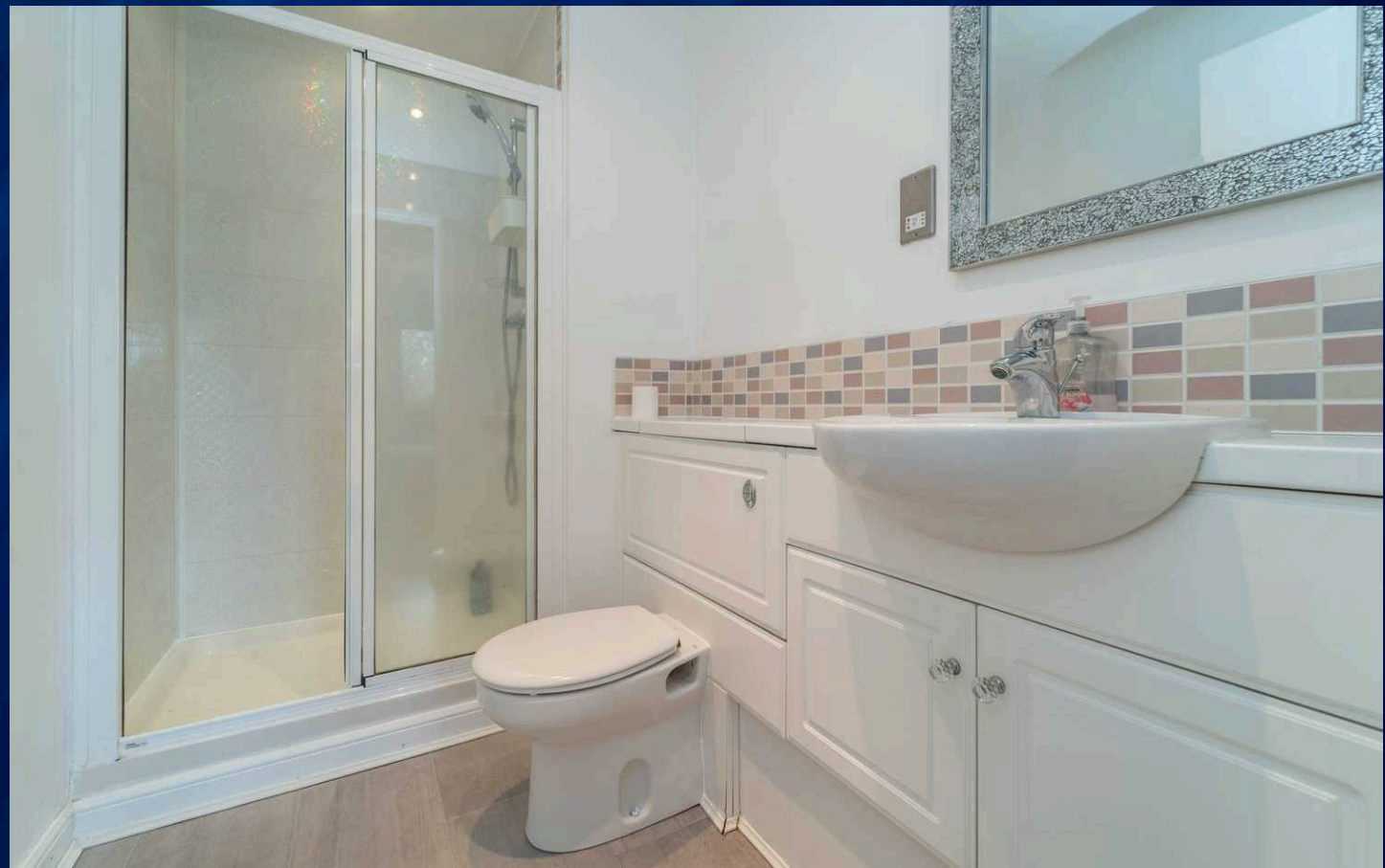
2.532m x 2.352m (8'03 x 7'08) This neutral bathroom has been decorated with tiling to the splashback areas, white painted walls and grey tile effect vinyl to the floor. The white suite comprises of a bath, a back to wall toilet and a built-in sink. Ceiling downlights, a radiator, shaver socket and an extractor fan finish the room.

Additional Items

Tenure: Freehold. Council tax band: C. Factor fee: There is one allocated parking space with the property and guest parking available. All fitted floor 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

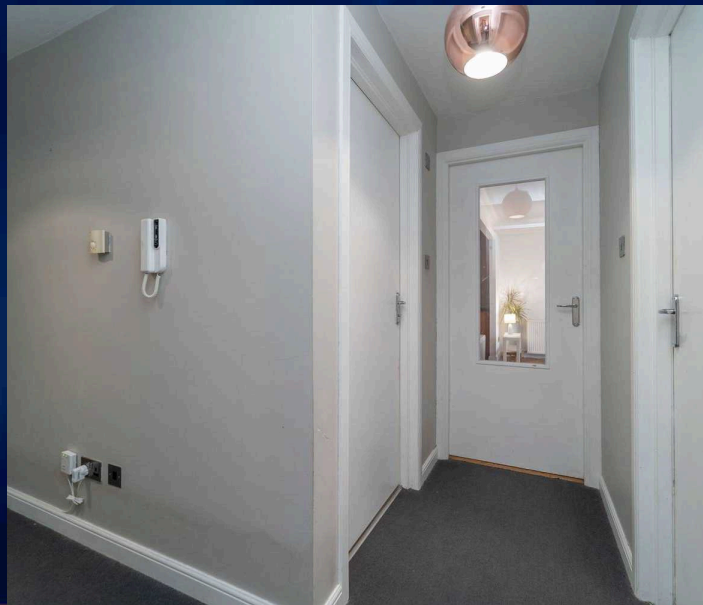
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

THINKING OF SELLING

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

PROPERTY MISDESCRIPTION ACT INFORMATION

These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/Website may have been taken using a wide-angle lens. 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. 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. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.







RE/MAX Property

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