



2 Beaully Drive, Craigshill, Livingston, EH54 5LG
Offers Over £175,000

RE/MAX Property

Brilliant Four Bedroom Semi-Detached Family Home With Garage Located In The Sought After Street Of Beauldy Drive, located in Craigshill, Livingston. This Property is Not To Be Missed!

Lauren Beresford and RE/MAX Property are delighted to bring 2 Beauldy Drive, Craigshill to the market. Comprising of: Entrance Hallway, Shower Room, Lounge, Kitchen, Storage Room, Upper Hall, Four Double Bedrooms and Bathroom. This property benefits from double glazing, gas central heating, Garage, monoblock driveway and easy to maintain rear Garden.

Beauldy Drive is located in Craigshill is in a popular and mature residential district, situated to the East of Livingston Town Centre. It is close to local amenities and is well served by bus services and schools. It is within easy reach of the town centre, St John's Hospital and the Civic Centre. Livingston offers a great selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

No Factor Fees
Council Tax Band C
Freehold Tenure

The Home Report Can Be Downloaded From The RE/MAX Website

Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.





Virtually Staged



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Hallway

Size-3.05m x 2.93m

The Entrance Hallway gives access to the Kitchen, Lounge, Shower Room, and staircase to the upper level. The Hallway has one central light fitting, one radiator, vinyl flooring, a built-in cupboard, and space underneath the stairs for storage.

Shower Room

Size-2.30m x 1.78m

Shower Room comprising of: shower cubicle with electric handheld shower, toilet and sink. There is spotlighting, front facing opaque window, tile wall coverings, towel radiator and vinyl flooring.

Lounge

Size- 7.11m x 3.22m

Spacious Lounge with space for dining, access to Kitchen and Storage Room. The Lounge has two central light fittings, side and rear facing windows, painted walls, one radiator and wooden flooring.

Kitchen/Dining

Size-3.90m x 3.36m

Kitchen comprising of: Fitted wall and base units on both sides, worktops, extractor hood, space for white goods, cooker and porcelain sink with pull out tap. There is one central light fitting, painted walls, a front facing window and wooden flooring. Additionally, there is space for dining and a door leading to the Entrance Hallway.

Storage Room

Size-2.73m x 1.86m

Room located off of the Lounge with access to the Garage and Rear Garden with one central light fitting and linoleum flooring. The space can be used as for storage or for a utility room.

Upper Hallway

Size-6.13m x 3.16m

Hallway giving access to four double Bedrooms, Bathroom, attic and a built-in cupboard space. There is one central light fitting, wallpapered walls and carpet flooring.

Bedroom 1

Size-4.27m x 3.87m

Double Bedroom with one central light fitting, front and rear facing windows, wallpapered and painted walls, and carpet flooring. There is space around the room for additional storage.

Bedroom 2

Size-3.56m x 3.04m

Double Bedroom with one central light fitting, a front facing window, painted and wallpapered walls, one radiator and vinyl flooring. There is space around the room for additional storage.

Bedroom 3

Size-3.36m x 3.22m

Double Bedroom with one central light fitting, a side facing window, painted walls, one radiator and carpet flooring. There is space around the room for additional storage.

Bedroom 4

Size-3.13m x 3.10m

Double Bedroom with one central light fitting, a rear facing window, wallpapered walls, one radiator and carpet flooring. There are two built-in cupboard spaces in the room.

Bathroom

Size-2.38m x 1.70m

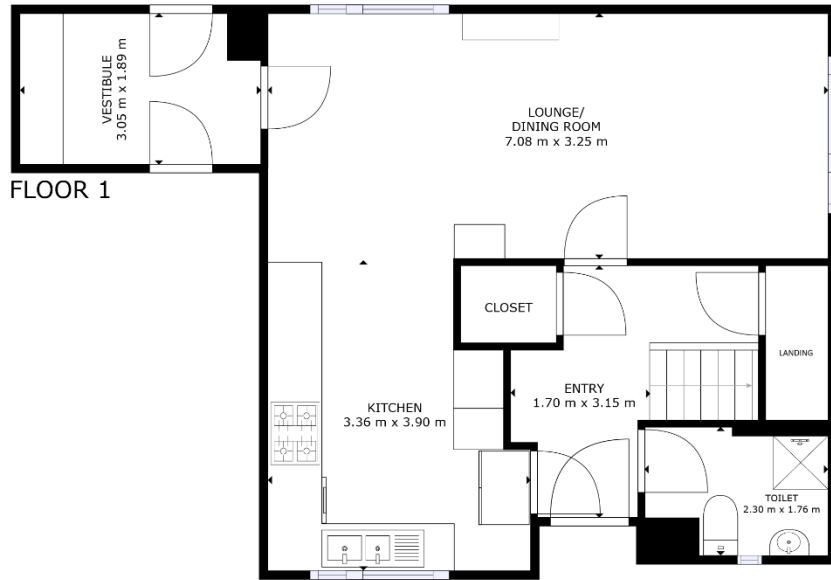
Three-piece Bathroom with an opaque window facing the front of the property. Comprising of toilet, sink vanity with mixer tap, and bath with overhead mains operated shower. There is spotlighting, wet wall and tile wall coverings, heated towel rail and vinyl flooring.

Front

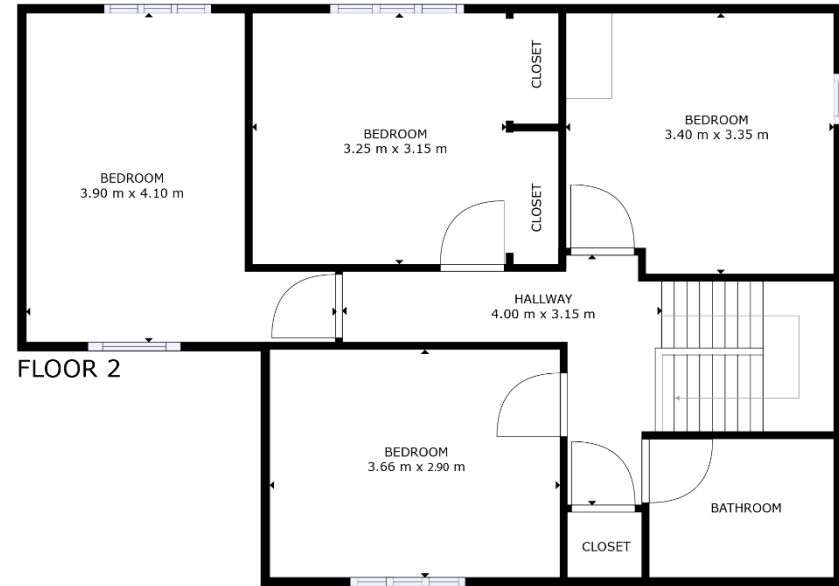
Monoblock front fitting two cars, gravelled area with flower bed design, and access to the Garage via up and over door. Additionally, there is shared parking available in the street.

Rear Garden

Private easy to maintain rear garden with fence surround. There is a path, decking, slabbed patio area, artificial grassed area, flower bed and garden storage.



GROSS INTERNAL AREA
FLOOR 1: 57 m², FLOOR 2: 60 m²
TOTAL: 118 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



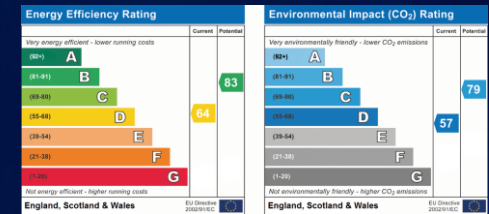
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