



93B Leven Walk,
Craigshill Livingston
EH54 5AN

Offers Over £54,000

Caesar & Howie
Solicitors & Estate Agents



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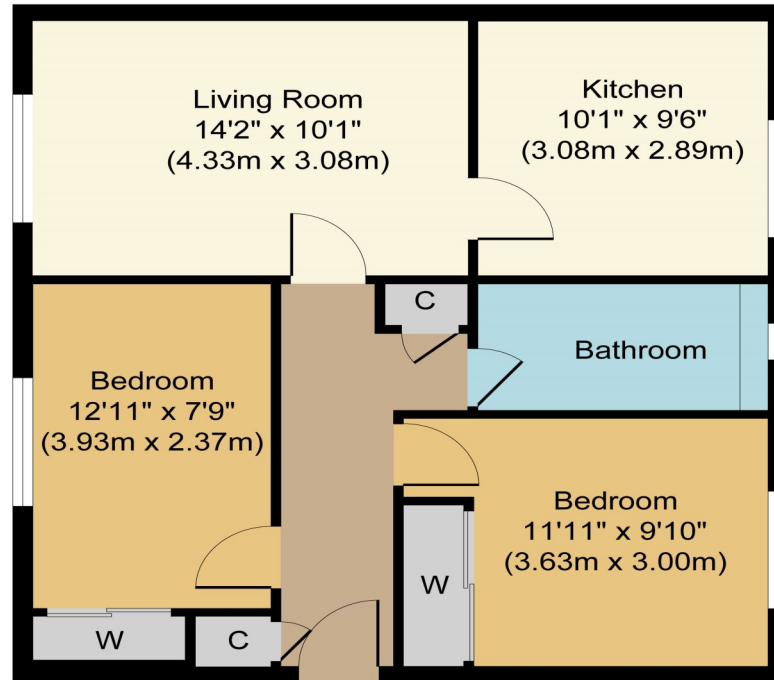
Livingston EH54 5AN

Spacious and popular style upper/first floor flat in central area. Offers ideal purchase for investor perhaps. The accommodation has well proportioned rooms throughout, the lounge having a south facing window to rear and the kitchen with ample space for breakfasting. Both bedrooms have fitted wardrobes. It will benefit from modernisation/upgrading/re-decoration. Holds excellent potential and is attractively priced. Close to schools, amenities, public transport and town centre. Immediate/flexible entry. Chain Free.

- **Communal entrance**
- **Entrance hall/storage**
- **Spacious lounge**
- **Kitchen/breakfast room**
- **Two double bedrooms (wardrobes)**
- **Bathroom**
- **Electric storage heating**
- **Timber frame/double glazed windows**
- **Shared on street parking**
- **Council Tax Band A/EER: G**
- **Please note that due to type of construction, mortgage lending is extremely limited/difficult. It is more than likely this will be of interest to cash buyers.**
- **Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk**



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First Floor
Approximate Floor Area
615 sq. ft
(57.16 sq. m)

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 reliance 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. Services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.