



39 Lanark Avenue

Carmondean Livingston

EH54 8QL

Offers Over £139,500

**Caesar & Howie**

*Solicitors & Estate Agents*



## 39 Lanark Avenue

Carmondean EH54 8NQ

Former three bedroom terraced house, now offered to the market with scope and easy potential to re-convert if so desired. Well presented accommodation throughout and excellent situation for shopping centre, rail station, schools and amenities. The property also benefits from W.C on both floors and has excellent potential to extend at rear. Driveway to front and sizable gardens. Immediate/flexible entry. Chain free. Extras.

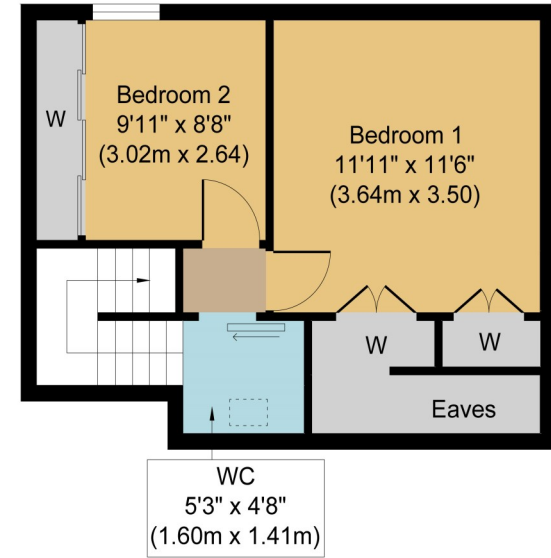
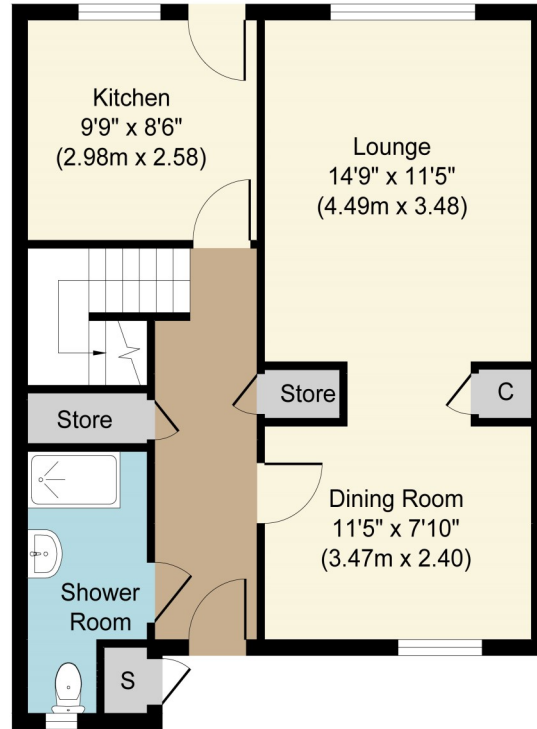
- **Entrance hall**
- **Ground floor Shower room/W.C**
- **Dining Area**
- **Bright & spacious Lounge**
- **Kitchen**
- **Two bedrooms/wardrobes & storage**
- **Upper floor WC**
- **GCH & DG**
- **Gardens & driveway**
- **Council Tax Band B**
- **Energy Efficiency Rating D**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)



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Ground Floor

First Floor

## 39 Lanark

Whilst every attempt has been made to ensure the 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 mis-statement. The measurements should not be relied 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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