



46 Torridon Walk, Craigshill, Livingston, EH54 5AT
Offers Over £165,000

RE/MAX Property

Not To Be Missed Bungalow in Torridon Walk!

Lauren Beresford and RE/MAX Property are delighted to bring 46 Torridon Walk, Craigshill to the market. Located In The South of Craigshill, Livingston.

Comprising of: Entrance Porch, Hallway, Three Double Bedrooms, Storage Room, Shower Room, Lounge, Kitchen and Conservatory. This property benefits from double glazing, gas central heating, Garage, monoblock driveway and South Facing Garden.

Torridon Walk is located in Craigshill, which 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.





Entrance Porch

Size-2.31m x 1.78m

Enter the property into the Porch, this space can be used as a sitting area or for storage. There is spotlighting, two windows, painted walls and vinyl flooring.

Hallway

Size-4.04m x 2.10m

The Hallway gives access to the Two double Bedrooms, Storage Room, Shower Room, Lounge, Kitchen, Conservatory and another double Bedroom. The Hallway has one central light fitting, wallpapered walls, one radiator and carpet flooring.

Storage Room

Size-2.05m x 1.11m

Storage Room located off of the Hallway with one central light fitting, painted walls and carpet flooring. This space has shelving and can be used as a pantry or utility. Additionally, there is access to the floored loft with a fitted ladder.

Lounge

Size- 6.72m x 3.90m

Brilliant sized Lounge/Dining with a fireplace, two sets of shelved built-in storage spaces (these can be removed to open the space up) and two sets of French doors, one leading into the Conservatory and one into the rear Garden. Around the room there are two central light fittings, two wall lights, wallpapered walls, one radiator and laminate flooring. Additionally, there is access to the Kitchen and a Bedroom.

Conservatory

Size-2.50m x 2.38m

Conservatory located at the rear of the property which is perfect for a play room, sun room, study or dining area. There is one wall light, double glazed windows and painted walls, access to both the garden and hall via external doors, and there is tiled flooring.

Kitchen

Size-3.01m x 2.63m

Kitchen comprising of: Fitted wall and base units, worktops, white goods, pull out extractor fan, integrated electric hob, integrated oven and stainless-steel sink with mixer tap. There is one central light fitting, tiled walls, and vinyl flooring

Shower Room

Size-2.83m x 1.42m

Shower Room comprising of: toilet unit with shelf, built-in storage, sink vanity with hot and cold tap, and walk-in shower with overhead electric shower. There is spotlighting, a side facing window, wet walls, heated towel rail and vinyl flooring.

Bedroom 1

Size-3.61m x 3.00m

Double Bedroom with sliding mirrored wardrobes and rear facing window. There is one central light fitting, wallpapered walls and one radiator.

Bedroom 2

Size-3.59m x 3.57m

Double Bedroom with window looking onto the Rear Garden. There is one central light fitting, wallpapered walls, one radiator and laminate flooring. There is space around the room for additional storage units.

Bedroom 3

Size-3.22m x 2.99m

Double Bedroom located off of the Lounge/Dining room with built-in sliding door wardrobes. This room has one central light fitting, wallpapered walls, a rear facing window, one radiator and carpet flooring.

Front Garden

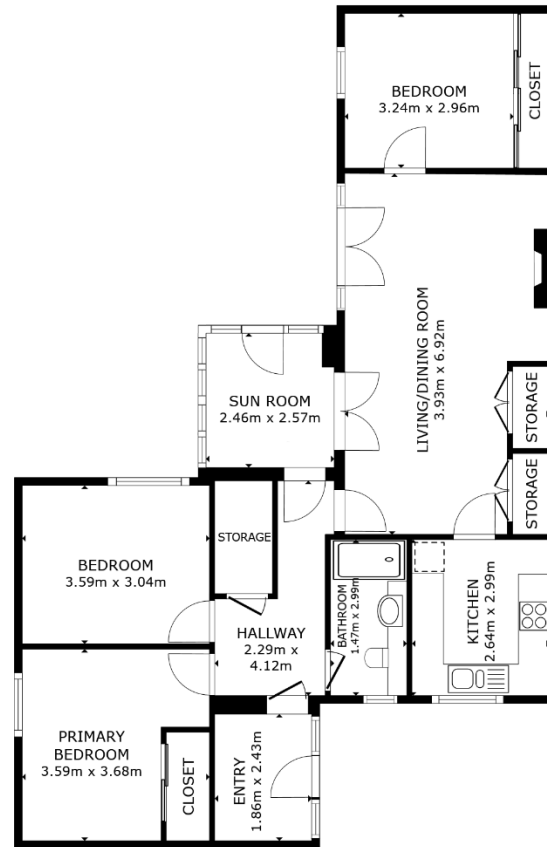
Front of property has a monoblock driveway, decorative paved section, access to the Garage and flower beds running along the front of the property.

Rear Garden

Private South facing rear garden with fence surround and exit via gate. There is decking, patio area, space for garden storage, monoblock path, grassed area and flower beds.

Garage

Garage with up and over door with shelving.



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 99,5 m²
 TOTAL : 99,5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	81	79
A (91-100)	A (17-23)		
B (81-90)	B (24-31)		
C (69-80)	C (32-37)		
D (55-68)	D (38-45)		
E (39-54)	E (46-52)		
F (21-38)	F (53-62)		
G (1-20)	G (63-72)		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	England, Scotland & Wales		



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