



11 Rowan Grove, Craigshill, Livingston, EH54 5JA  
*Offers Over £139,000*

**RE/MAX** Property

## Walk-In Condition Three Bedroom Family Home!

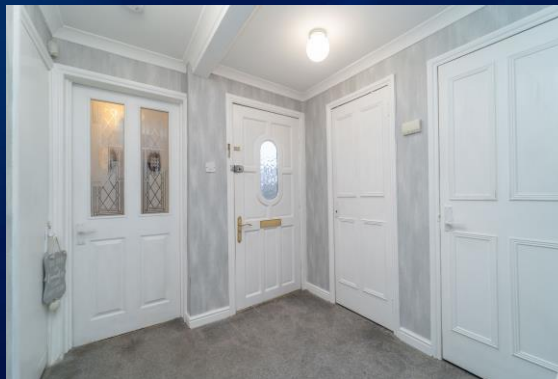
Lauren Beresford and RE/MAX Property are delighted to bring 11 Rowan Grove, Craigshill, Livingston, EH54 5JA to the market.

Comprising of: Hallway, Lounge, Kitchen, Upper Hallway, Three Bedrooms and Bathroom. This property benefits from double glazing, gas central heating, Private Rear Garden and shared parking.

Rowan Grove 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.

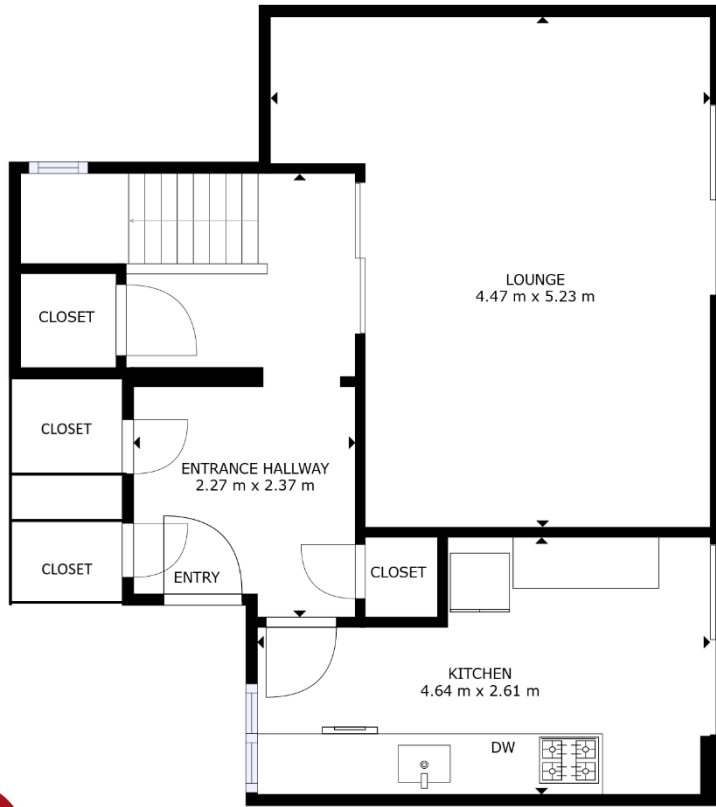
No Factor Fees  
Council Tax Band A  
Freehold Tenure

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



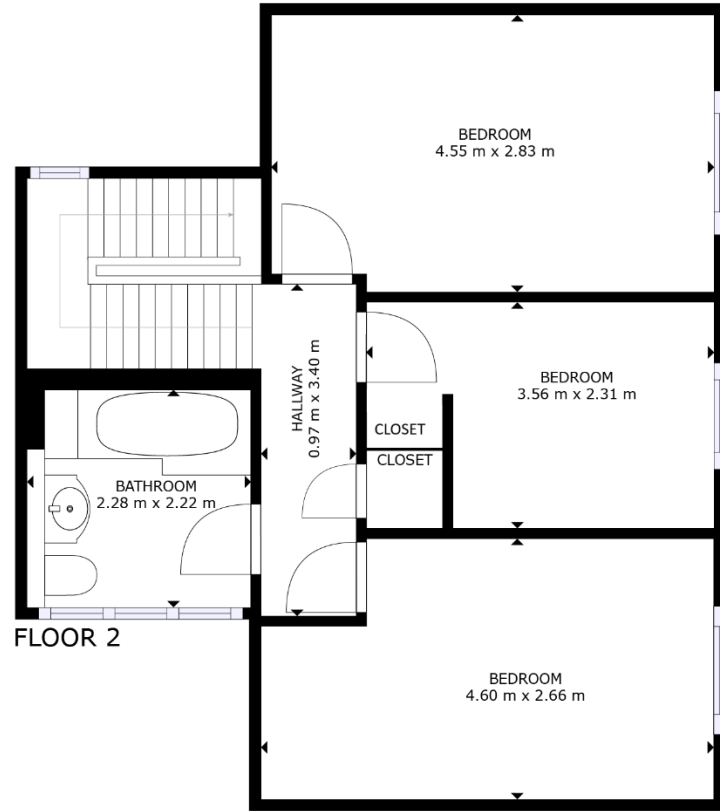


FLOOR 1



GROSS INTERNAL AREA  
FLOOR 1: 44 m<sup>2</sup>, FLOOR 2: 47 m<sup>2</sup>  
TOTAL: 91 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1: 44 m<sup>2</sup>, FLOOR 2: 47 m<sup>2</sup>  
TOTAL: 91 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Hallway**

Size 4.43m x 2.13m

Enter through wooden door, giving access to the Kitchen, Lounge and staircase to the upper level. The Hallway has three central light fittings, wallpapered walls, two radiators and carpet flooring. Additionally, there are three built-in cupboard spaces, space beneath the stairs for storage and an under-stair cupboard.

**Lounge**

Size- 5.13m x 4.42m

Bright and spacious Lounge with sliding glass doors which lead out into the Garden. Around the room there are two central light fittings, wallpapered walls, two radiators and carpet flooring.

**Kitchen**

Size- 4.37m x 2.50m

Modern Kitchen comprising of: Fitted wall and base units, extractor hood, worktops, space for white goods, space for cooker, and stainless steel with mixer tap. There are two central light fittings, under wall unit lighting, a front facing window, sliding glass doors leading out into the Garden, tiled walls and laminate flooring.

**Upper Hallway**

Size-3.36m x 0.87m

Hallway giving access to Bedroom 1, 2, 3, Bathroom, built-in shelved cupboard space and attic. There is spotlighting, wallpapered walls and carpet flooring. Landing (*1.92m x 0.92m*) has one central light fitting, wallpapered walls, side facing window, one radiator and carpet flooring.

**Bedroom 1**

Size-4.38m x 2.63m

Excellent extended double Bedroom with lowered illuminated ceiling light, painted and wallpapered walls, rear facing window, one radiator and carpet flooring.

**Bedroom 2**

Size- 4.38m x 2.77m

Double Bedroom with one central light fitting, painted and wallpapered walls, rear facing window, one radiator and carpet flooring. Additionally, there is space around the room for extra storage.

**Bedroom 3**

Size- 3.43m x 2.25m

Bedroom with one central light fitting, rear facing window, painted walls, one radiator and carpet flooring. Additionally, there is a built-in cupboard space in this room.

**Bathroom**

Size- 2.22m x 2.00m

Three-piece Bathroom with an opaque window facing onto the front of the property. Comprising of toilet and sink vanity unit, and L-shaped bath with overhead mains operated shower. There is one central light fitting, wet wall panelling and painted walls, built-in shelf, towel radiator and tiled flooring.

**Front Garden**

Monoblock front, external cupboard space and shared path leading to the parking area.

**Rear Garden**

Private rear garden with fence surround and exit via gate. Easy to maintain garden with path, grassed area, gravelled area and flower beds. There is access into the property via two sets of sliding glass doors.



# RE/MAX Property

*"Nobody in the world sells more property than RE/MAX"*



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
A (80-100)			A (80-100)		
B (69-80)			B (69-80)		
C (55-69)			C (55-69)		
D (39-55)			D (39-55)		
E (29-39)			E (29-39)		
F (13-29)			F (13-29)		
G (1-13)			G (1-13)		
		69			84
		86			65

England, Scotland & Wales



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