



21 Quarrywood Court, Livingston, EH54 6AZ

**RE/MAX** Property

## **\*\*A Fantastic 2 Bedroom Ground Floor Flat with a Separate Garage\*\***

This remarkable apartment is finished to a high standard throughout. Located in an exclusive development, this exceptional home in Quarrywood Court, Livingston, EH54 6AZ, would make an ideal purchase. Sharon Campbell and RE/MAX Property are pleased to bring this modern flat, with garage, to the market. Comprising:

- Entrance Hallway
- Lounge
- Dining Kitchen
- Two Double Bedrooms
- En-Suite Shower Room
- Shower Room
- Garage

Livingston Village boasts nearby Eliburn Park, riverside and country walks and cycle paths, road links and a main line train station to both Edinburgh and Glasgow. It is also close to local amenities and is well served by bus services and is in catchment for the highly regarded Livingston Village Primary School. Livingston offers a superb 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 has easy access to the A71 and Edinburgh bypass and the M8 and the M9 network. The closest railway links are at Livingston North; a regular bus service operates to Livingston and Edinburgh from the village and Edinburgh Airport is only 10 miles away. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.





## Hallway

With grass and trees on three sides, this delightful, secure block can be accessed from either the rear or front of the building. The flat is located on the ground floor, maintaining a quiet location. The modern décor begins with wallpaper to the walls and hardwood parquet flooring. An integrated cupboard, two wall lights, a smoke detector, a radiator and power points complete this area.

## Lounge

**4.468m x 3.772m (14'07" x 12'04")**

A bright room, with natural light flooding in from the French doors to the rear, as well as the daylight streaming through from the open plan kitchen, being enhanced by ceiling lighting. Decorated with parquet flooring and wallpaper to the walls. A wall mounted door entry system, a feature fire, a smoke detector, a radiator, a television aerial socket, a telephone socket and power points are provided.

## Dining Kitchen

**4.072m x 2.621m (13'04" x 08'07")**

This fabulous room features a turret style dining area which can easily accommodate a table and chairs, with views on all sides to the outside. The modern décor continues with lots of wall and floor mounted unit with cream frontages blending with the work surfaces and tiled splash backs. Decorated with tiled flooring and pale blue painted walls, the ambience is serene. The five ring gas hob, electric oven, dishwasher and washing machine will all be included in the sale. There is space for an upright fridge-freezer. The sink area comprises of a stainless-steel one and a half sink with drainer and mixer tap. Two ceiling lights, power points and a radiator are included.

## Main Bedroom

**3.668m x 3.030m (12'00" x 09'08")**

This well-appointed bedroom features warm wooden parquet flooring, a rear-facing window, and a built-in double wardrobe with sleek sliding doors. Finished with one feature wall and neutral tones to the remainder, this is complemented by the ceiling light, adding a stylish touch. A radiator and power points are supplied.

## En-Suite Shower Room

**1.416m x 1.548m (04'07" x 05'00")**

A discreet access is provided to this delightful room. The modern décor continues with the walls and floor being completely tiled. The rear facing windows allows in natural light and is complemented by a ceiling light. The suite comprises of a wall mounted shower, a white close coupled toilet and a white vanity sink, with storage below. An extractor fan and a radiator are provided.

## Second Bedroom

**2.979m x 3.141m (09'09" x 10'03")**

Another well-presented bedroom which features wooden parquet flooring, a front-facing window, and a built-in double wardrobe, with mirrored doors. A radiator provides warmth, while a storage cupboard houses the boiler and electricity meter. The room also includes a ceiling light, power points and a carbon monoxide detector.

## **Shower Room**

### **2.730m x 1.499m (08'11" x 04'11")**

A bright room with natural light flooding in from the window and recessed ceiling downlights enhancing this. Decorated with non-slip flooring, part tiled walls and part wet wall paneling. The crisp, white suite comprises of a vanity sink, with storage below and a close coupled toilet. The wall mounted electric shower is enclosed by a shower curtain. A chrome ladder radiator completes the room.

## **Outside Areas and Garage**

The garage is housed in a separate block, with an up and over door to the front and parking. The gardens are maintained by the factor for the use of all residents.

## **Additional Items**

Tenure: Freehold. Council tax band: C. Factor Fee: £185 pcm.

All fitted floor coverings and kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

## **VIEWING**

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

## **OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

## **INTEREST**

It is important your legal adviser notes your interest; otherwise, this property may be sold without your knowledge.

## **THINKING OF SELLING**

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.

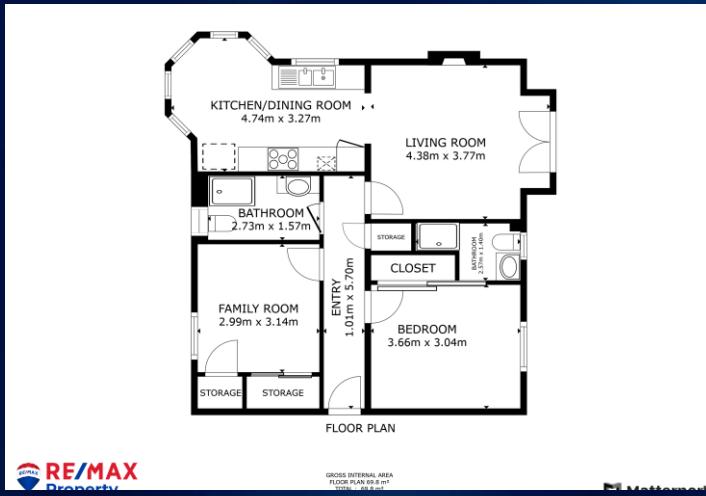
## **PROPERTY MISDESCRIPTION ACT INFORMATION**

Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate, prepared on the basis of information provided by our clients. Nevertheless, the internal photographs may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. We have not tested any service or appliance. This schedule is not intended to, and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Prospective purchasers should make their own enquiries - no warranty is given or implied.

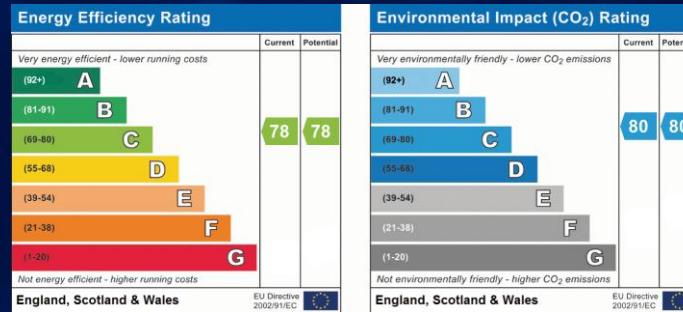


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