





Derrick Mooney & RE/MAX Property are delighted to welcome you to this two bedroom end of terrace house on a corner plot. The property offers a welcoming entrance hallway, leading into a spacious lounge that's perfect for relaxing or entertaining friends. The contemporary kitchen is well equipped with plenty of storage and worktop space. Upstairs, you'll find two good sized bedrooms, each with ample room with wardrobes as well as a modern bathroom. The house is bright and airy throughout, with large windows letting in plenty of natural light. There's a private driveway and the location is ideal, set in a sought after part of Livingston within easy walking distance of Livingston North train station, local shops and schools.

Council Tax band: C

Tenure: Freehold

Cornfield Place is an incredibly popular residential area of Eliburn which boasts Eliburn Park, country walks and cycle paths, road links and a main station to both Edinburgh and Glasgow. It is also close to local amenities and is well served by bus services. 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 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 surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Lounge

14' 7" x 11' 11" (4.44m x 3.63m)

This generously sized lounge is tastefully presented in neutral tones and benefits from double patio doors leading to the rear garden, creating a light and airy atmosphere ideal for both relaxing and entertaining.

Kitchen

10' 4" x 5' 7" (3.16m x 1.71m)

The modern kitchen is fitted with a range of wall and base units, incorporating a stainless steel sink, gas hob and electric oven. A front-facing window which overlooks the private driveway.

Double Bedroom

10' 2" x 9' 2" (3.11m x 2.79m)

This generously sized double bedroom is tastefully presented with neutral décor and carpeted flooring, benefiting from a triple door wardrobe and a window with pleasant views over the rear garden.

Bathroom

6' 3" x 5' 11" (1.91m x 1.80m)

Bright, neutral bathroom comprising a white suite with WC, pedestal wash hand basin and panelled bath with overhead shower. The room is partially tiled in a clean, contemporary style and finished with practical laminate flooring, creating a fresh and easy-to-maintain space.

Double Bedroom

9' 11" x 8' 10" (3.03m x 2.68m)

Good-sized double bedroom featuring a built-in double wardrobe and an additional single cupboard, providing ample storage.

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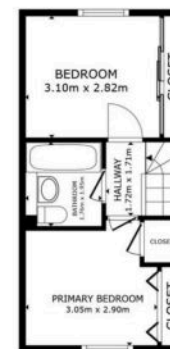




FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 29.2 m² FLOOR 2 27.3 m²
EXCLUDED AREAS : PATIO 17.4 m²
TOTAL : 56.5 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 29.2 m² FLOOR 2 27.3 m²
EXCLUDED AREAS : PATIO 17.4 m²
TOTAL : 56.5 m²

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RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

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