



**239 Sutherland Way,
Livingston EH54 8JB
Offers Over £152,500**

Caesar & Howie
Solicitors & Estate Agents



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An excellent family home with great further potential is offered from this spacious and popular style end terraced villa. Set within a sought after area, it is well placed for amenities, schools, rail station and shops. The flexible accommodation has well proportioned rooms throughout and good size gardens to front, side and rear. Benefits modern double glazing, upgraded boiler and additional w.c/shower on ground floor. Immediate/flexible entry available. Chain free. Early viewing advised.

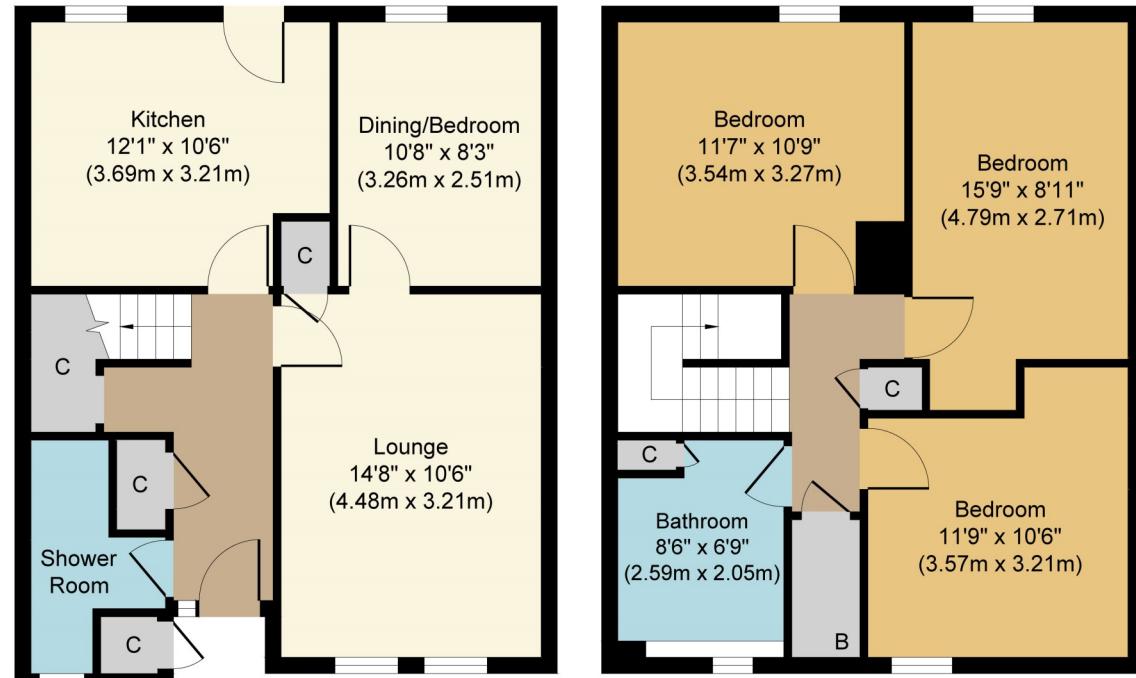
- Entrance hall & Shower room
- Lounge
- Dining or bedroom or office
- Spacious kitchen
- Three bedrooms
- Bathroom
- GCH & DG
- Gardens on three sides
- Shared parking adjacent
- Council Tax Band B



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



239 Sutherland Way



Ground Floor
Approximate Floor Area
524 sq. ft
(48.72 sq. m)

First Floor
Approximate Floor Area
532 sq. ft
(49.39 sq. m)

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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