



19 Almond Court,  
Livingston EH54 5NZ  
Offers Over £ tbc

**Caesar & Howie**  
*Solicitors & Estate Agents*





## 19 Almond Court

Livingston EH54 5NZ

An excellent and rare opportunity is offered from this popular style detached villa, set within a quiet and sought after cul de sac. The well laid out accommodation has great further potential and will prove popular as a family home or an ideal retirement property. All rooms are well proportioned and to the rear, there is a fully enclosed garden with sunny aspect. A large garage is attached and also offers scope for conversion if desired. The location is set off the main thoroughfare yet has easy access to public transport, local schools and amenities and is only a short drive from the town centre. Flexible/early entry is available and early viewing is highly advised.

- Entrance hall
- Lounge/dining
- Kitchen
- Conservatory
- Three bedrooms
- Shower Room
- Garage/Electric door
- Gas Central Heating
- Gardens & driveway
- Council Tax Band E
- Chain free



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Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [nk@caesar-howie.co.uk](mailto:nk@caesar-howie.co.uk)

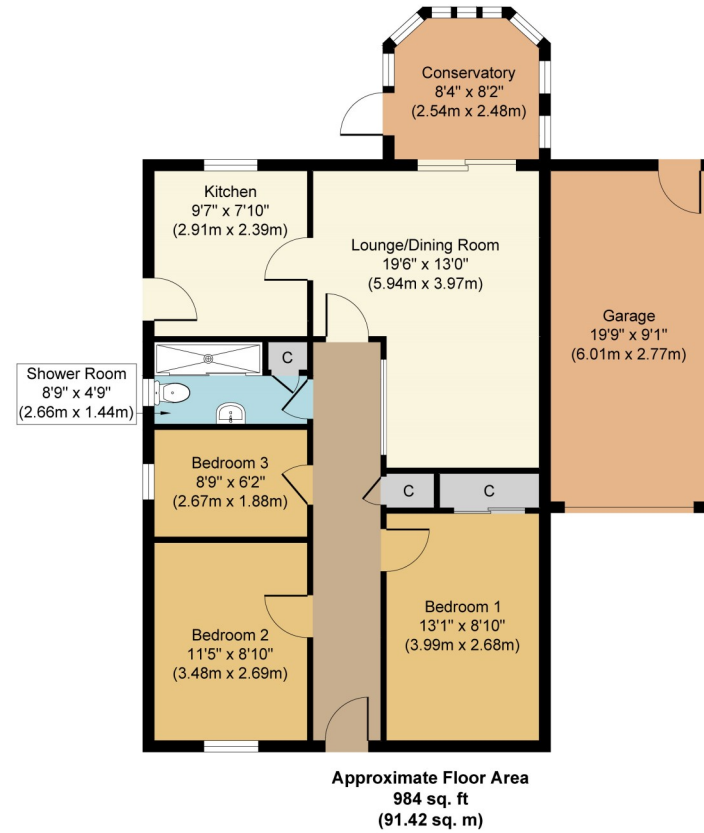




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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