



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

Caesar & Howie
Solicitors & Estate Agents



19 Almond Court

Livingston EH54 5NZ

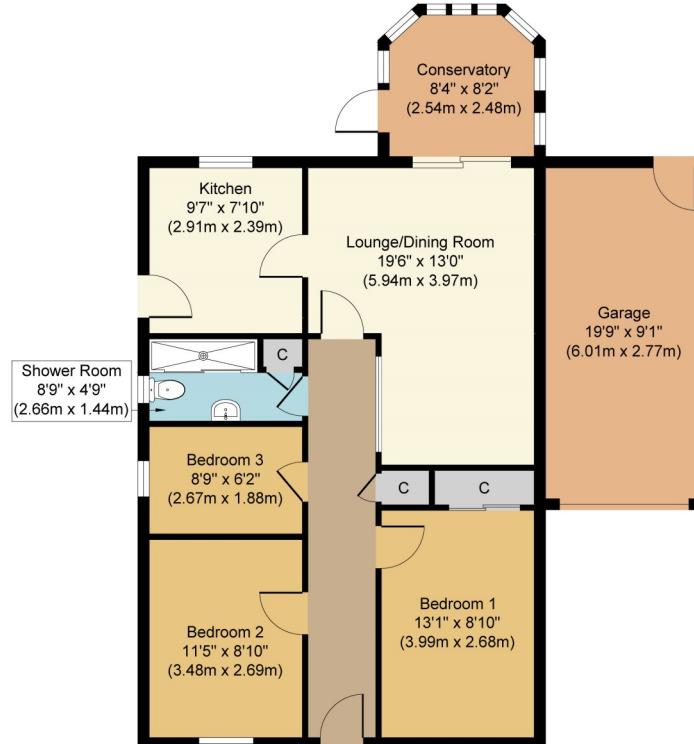
An excellent and rare opportunity is offered from this popular style detached villa, set within a quiet and sought after cul de sac. The well laid out accommodation has great further potential and will prove popular as a family home or an ideal retirement property. All rooms are well proportioned and 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 of 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





19 Almond Court



Approximate Floor Area
984 sq. ft
(91.42 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.

Copyright V360 Ltd 2026 | www.houseviz.com