



**RE/MAX**  
Property

**96c Leven Walk, Livingston, EH54 5AN**  
Offers Over £59,000



## **Stylish One Bedroom UpPer Apartment**

### **CASH PURCHASE/ HALIFAX LENDING**

Lauren Beresford and RE/MAX Property brings to market this freshly decorated One Bedroom Upper Apartment situated in Leven Walk, Craigshill, Livingston, EH54 5LS. Comprising of: Hallway, Lounge, Kitchen, Double Bedroom and Bathroom. The property benefits from gas central heating, storage, double glazing and shared parking.

Leven Walk located in Craigshill is in a popular and mature residential district, situated to the East of Livingston Town Centre. It is close to local amenities and is well served by bus services and schools. It is within easy reach of the town centre, St John's Hospital and the Civic Centre.

Livingston offers a great 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 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 and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Council Tax Band A.

Freehold Tenure.

Online Bookings and Home Report downloads can be done from the RE/MAX website.

## **Hallway**

12' 7" x 3' 2" (3.84m x 0.96m)

A neat and well-presented entrance hallway finished in light décor with one central light fitting, wall-mounted hook rack, radiator and soft grey carpeting. The hallway provides access to the Lounge, Kitchen, Bedroom, and Bathroom.

## **Lounge**

13' 7" x 13' 0" (4.14m x 3.96m)

A spacious and neatly presented living area finished with light décor and dark grey feature wall. There is one central light fitting, one window, built-in storage, one radiator and carpet flooring.

## **Kitchen**

10' 1" x 8' 8" (3.08m x 2.64m)

A bright and functional Kitchen fitted with a range of wall and base units, offering good storage and worktop space. There is one central light fitting, stainless steel sink and one radiator. Finished with wood-effect cabinetry, tiled splashbacks and cream speckled worktops. A window above the sink provides natural light, while the layout comfortably accommodates appliances and space for a small dining table. Features include a newly fitted chrome pull-out spray kitchen tap, white goods and dark vinyl flooring.



## Bedroom 1

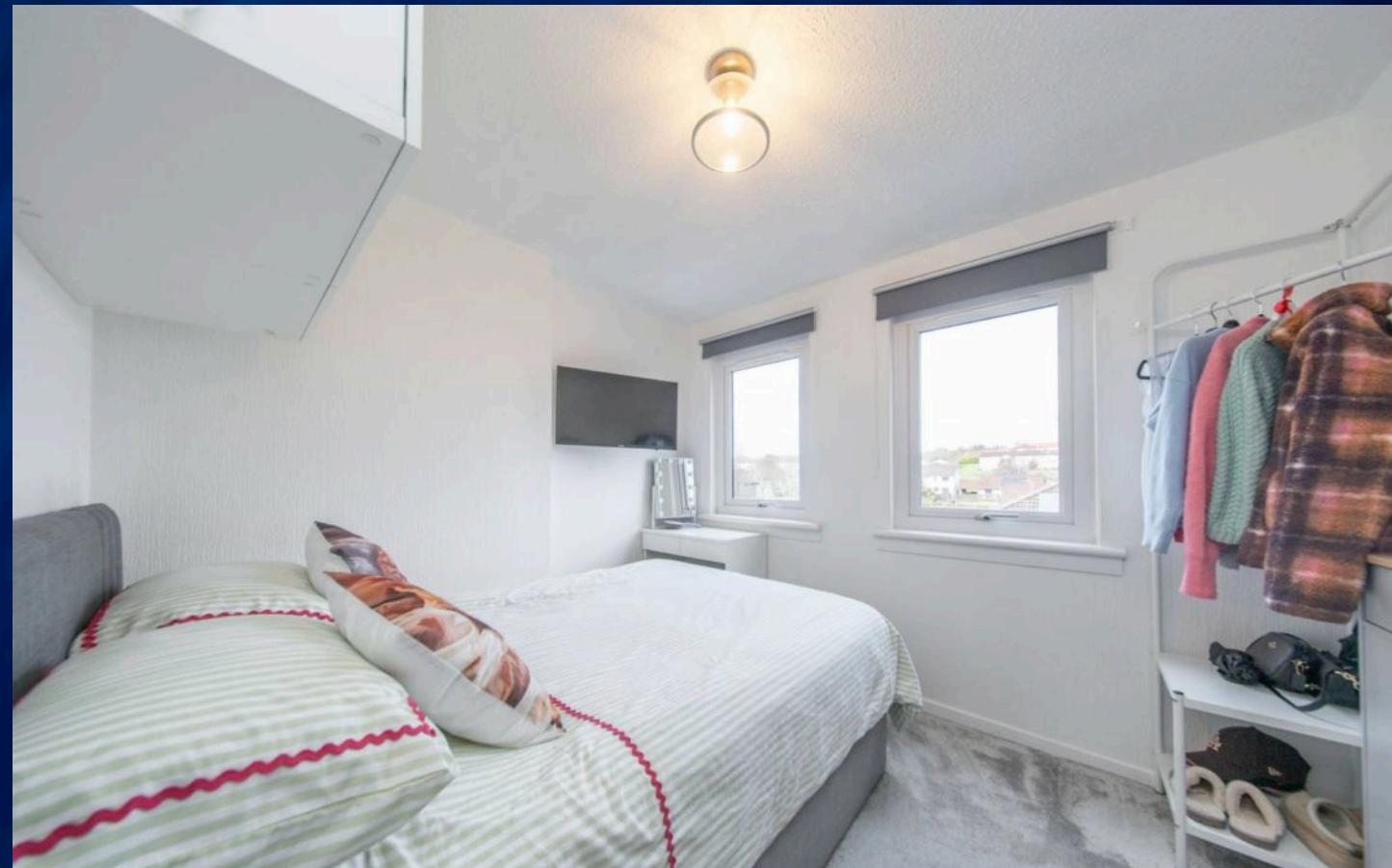
8' 8" x 8' 2" (2.64m x 2.48m)

A bright and well-presented double Bedroom finished in neutral tones with soft grey carpeting. The room benefits from two front-facing windows allowing plenty of natural light and offering a pleasant outlook. Features include wall-mounted overbed storage cupboards, one central light fitting, wallpapered walls, one radiator, and space for additional storage.

## Bathroom

7' 11" x 5' 7" (2.41m x 1.70m)

A bright and well-presented bathroom fitted with a bath and shower over, toilet, and wash hand basin. Finished in neutral tones with white tiled and painted walls, and patterned vinyl flooring. A window overlooking the front of the property provides natural light and ventilation. Additional features include a central light fitting, extractor fan, wall-mounted towel holders, useful ledge space for bathroom essentials, under-sink storage cupboards, and one radiator.





GROSS INTERNAL AREA  
FLOOR PLAN 39.0 m<sup>2</sup>  
TOTAL : 39.0 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**REMAX**  
PROPERTY

 Matterport®

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	75
(55-68)	<b>D</b>	75
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	84
(69-80)	<b>C</b>	84
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



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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.

Covered by Consumer Protection from Unfair Trading Regulations 2008.