



153 Sutherland Way
Livingston EH54 8HZ
Offers Over £122,500

Caesar & Howie
Solicitors & Estate Agents



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Be quick to view this popular style end terraced bungalow, set within a sought after location and with own driveway to front. The property will ideally suit retired persons, first time buyers or those looking for one level accommodation. Rooms are well proportioned, have excellent further potential and even scope to extend at rear using the good size garden. The location has easy access to local amenities, public transport, shopping centre and rail station. Early/flexible entry available. Chain free.

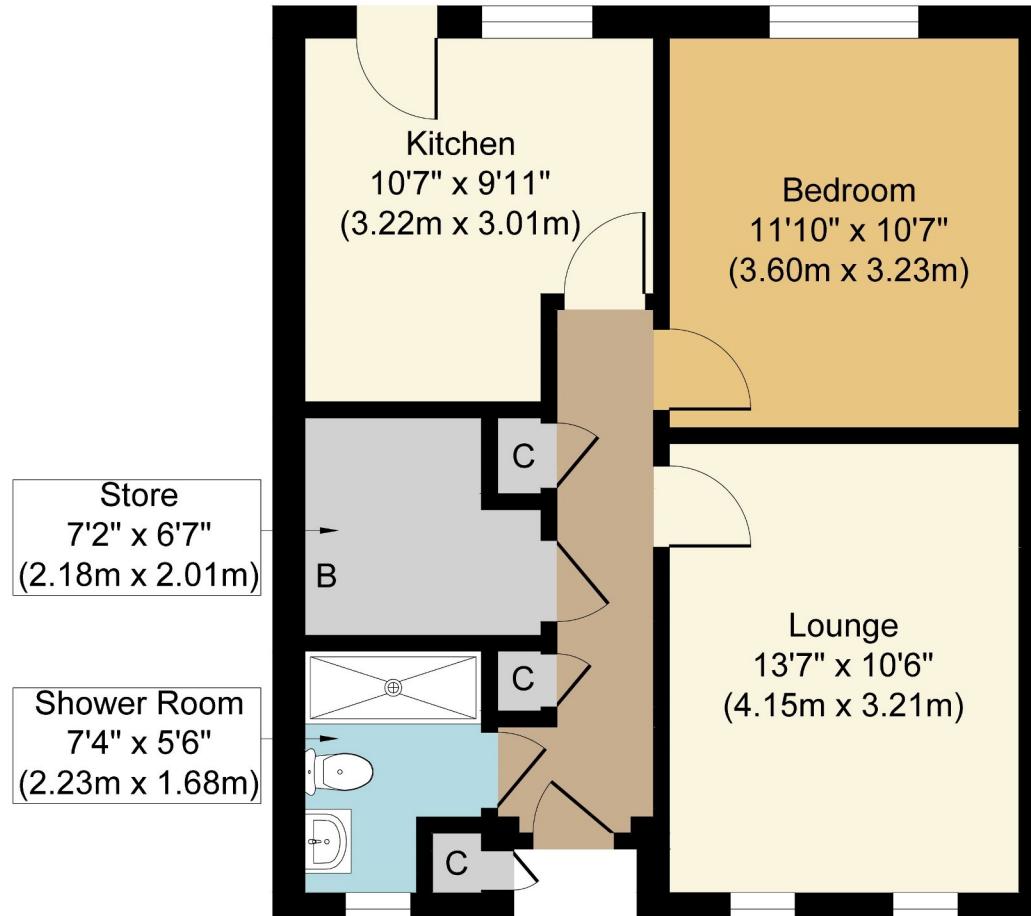
- **Entrance hall**
- **Modern shower room**
- **Lounge**
- **Fitted kitchen**
- **Double bedroom**
- **Large walk in store**
- **GCH & DG**
- **Sizable gardens**
- **Monoblock paved driveway**
- **Council Tax Band A**



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



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Approximate Floor Area
548 sq. ft
(50.91 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.