



REMAX
Property

17d Melbourne Street, Craigshill, Livingston

Offers Over £59,000



One Bedroom Upper Apartment With No Onward Chain CASH PURCHASE/ HALIFAX LENDING

Lauren Beresford and RE/MAX Property brings to market One Bedroom Upper Apartment situated in Melbourne Street, Craigshill, Livingston, EH54 5HW. Comprising of: Hallway, Lounge, Kitchen, Double Bedroom and Bathroom. The property benefits from double glazing and shared parking.

Melbourne Street is located in the North of Craigshill and is close to local shops and amenities. Craigshill is in a popular and mature residential district, situated to the East of Livingston Town Centre. 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.

Hall

14' 10" x 2' 11" (4.52m x 0.90m)

Entrance hall with one central light fitting, painted walls, storage cupboard and laminate flooring.

Lounge

13' 1" x 9' 11" (3.99m x 3.01m)

Bright Lounge with one central light fitting, painted walls, one window, electric radiator and laminate flooring.

Kitchen

10' 1" x 8' 10" (3.08m x 2.69m)

Good-sized kitchen offering ample worktop and storage space. Fitted with white base units, wood-effect worktops, stainless-steel sink, tile splashback, boiler and space for white goods. There is one central light fitting, painted walls, one window and laminate flooring.





Bedroom

9' 2" x 8' 2" (2.79m x 2.49m)

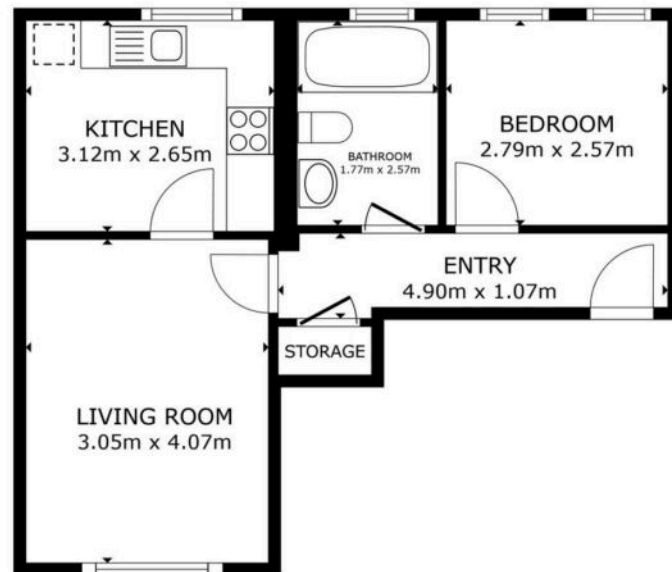
Double Bedroom with one central light fitting, painted walls, two windows, electric radiator and laminate flooring.

Bathroom

8' 3" x 5' 8" (2.51m x 1.72m)

Spacious Bathroom comprising of bath with handheld mains operated shower, sink and toilet. There is one central light fitting, painted walls with tiling and wet wall sections, opaque window and laminate flooring.





FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 40.0 m²
TOTAL: 40.0 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	92	93
England, Scotland & Wales	EU Directive 2002/91/EC	



REMAX Property

Remax Property, Remax House - EH54 6TS

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www.remax-scotland.net/estate-agents/livingston/property-for-sale/property/any-bed/all-location



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.