



56 Heatherbank, Ladywell, Livingston, EH54 6EF



**** A Fantastic 2 Bed Terrace Home ****

This three bedroom family home is the perfect choice for a first time buyer, upsizer or investor. Situated in Heatherbank in Ladywell, EH54 6EF, close to local amenities, this spacious property is move-in ready and chain free, offering an ideal balance of comfort and practicality. With ample room for both living and working. Sharon Campbell and REMAX Property, are delighted to present this lovely family home to the market.

Heatherbank is an incredibly popular residential area of Ladywell, an area in the heart of Livingston. It is close to local amenities and is well served by bus and rail services and schools. It is within close proximity to St John's Hospital, the Civic Centre and the Shopping Centre. Livingston offers a superb 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.





Front Garden

A low-maintenance approach features a paved path leading from the timber access gate directly to the front door. The garden is mainly laid with gravel, providing a neat and practical outdoor space, and is enclosed by wooden fencing.

Entrance Hallway

Welcoming you into the property is a bright hallway finished with wooden laminate flooring and white wallpapered walls, creating a neutral first impression. The wooden front door features a glazed window panel which allows in natural light, whilst maintaining privacy. Additional features include a radiator with decorative cover, a wall-mounted thermostat, a power point, a ceiling light and a smoke detector.

Dining Lounge

4.386m x 3.158m (14'04" x 10'04") plus 2.472m x 2.908m (08'01" x 09'06")

This generously proportioned room has been finished with wooden laminate flooring flowing through from the hallway and is complemented by a mix of white painted and wallpapered walls. The room enjoys good natural light from a large rear-facing window, while a wooden door with glazed panel provides direct access to the rear garden. The layout offers excellent flexibility with ample space for both lounge and dining furniture. Further features include three ceiling light fittings, two radiators and multiple power points.

Kitchen

2.729m x 2.548m (08'11" x 08'04")

A modern kitchen fitted with a range of white high-gloss wall and base units, complemented by a worksurface and wet wall panel splash back plus a glass splash back positioned behind the electric hob. Integrated appliances include a built-in oven and electric hob with stainless steel extractor fan above, which be included in the sale. There is space provided for a washing machine and freestanding upright fridge freezer. A stainless-steel sink with drainer board is inset into the worksurface, positioned below a window overlooking the front of the property, allowing for natural light. Additional features include white wallpapered walls, wall-mounted electric heater, power points, a heat detector and a ceiling light, creating a bright and functional cooking space.

Utility Room

1.887m x 1.682m (06'02" x 05'06")

Positioned to the front of the property, this practical utility space continues the wooden laminate flooring from the hallway and is finished with white painted walls, maintaining a bright and neutral feel. A laminate-wrapped worksurface provides useful preparation and storage space, with a window to the front of the property allowing for natural light. The room also houses the electric meter and fuse board and is complete with a power point and ceiling-mounted pendant light.

Stairs and Landing

A carpeted staircase and upper landing finished with white wallpapered walls, maintaining a bright and neutral finish consistent with the rest of the property. The landing provides access to all upper level accommodation and benefits from two useful storage cupboards, one offering general storage space and the other housing the boiler and water tank. Additional features include a ceiling-mounted pendant light, smoke detector, carbon monoxide detector, and attic hatch providing access to further storage.

Main Bedroom

3.160m x 3.547m (10'04" x 11'07")

This well-proportioned double room is positioned to the rear of the property, finished with grey carpeted flooring and white wallpapered walls, creating a bright and neutral space. The window provides natural light, while a built-in wardrobe offers convenient storage. Additional features include a radiator, power points and a ceiling light.

Second Bedroom

2.827m x 2.569m (09'03" x 08'05")

This comfortable double bedroom has been finished with carpeted flooring and white wallpapered walls, creating a bright and neutral space. A rear-facing window provides natural light, with a ceiling light complementing this. A radiator and power points are included.

Bathroom

2.208m x 1.729m (07'02" x 05'08")

Fitted with patterned vinyl flooring and peach-toned tiled walls, the bathroom is well presented and functional. The suite includes a pedestal sink, a toilet and bath with electric shower above and glazed shower screen. A front-facing window allows for natural light and ventilation. The room is further complemented by a wall-mounted heater and a radiator.

Third Bedroom

2.811m x 2.481m (09'02" x 08'01")

A well-proportioned room decorated with carpet to the floor and white wallpapered walls, offering a bright and neutral setting. The room benefits from a front-facing window allowing for good natural light and is complete with a radiator, power points and ceiling light.

Rear Garden

This generously sized garden is mainly laid to lawn and is fully enclosed by timber fencing, providing a safe and private outdoor space. The garden benefits from built-in clothesline posts and a paved path leading from the rear door and continuing around the garden to the rear access gate, offering both practicality and ease of maintenance.

Additional Items

Tenure: Freehold. Council Tax Band: B. No Factor Fee

All fitted floor coverings, the kitchen items mentioned are all included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through REMAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960 996670.

OFFERS

All offers should be submitted to: REMAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

THINKING OF SELLING

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960 996670 TODAY.

PROPERTY MISDESCRIPTION ACT INFORMATION

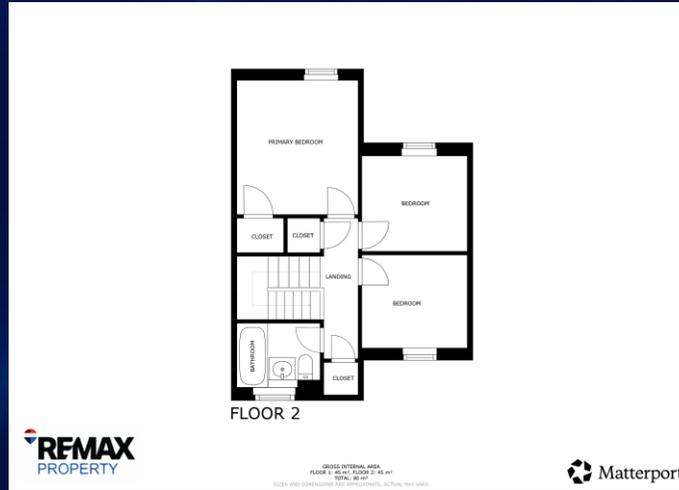
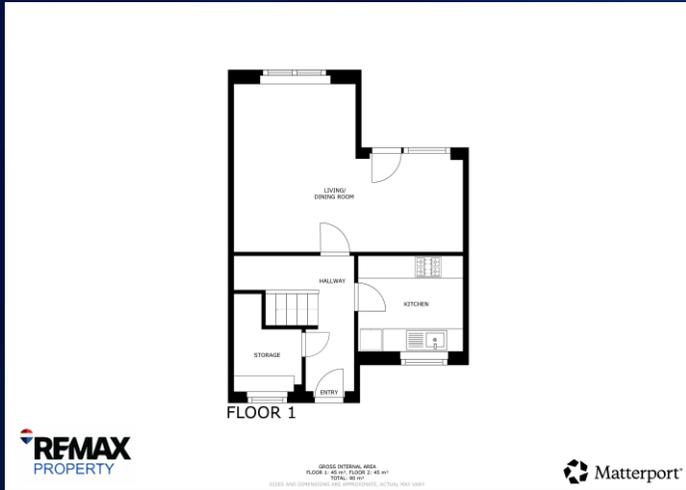
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Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (81-91)			A (81-91)		
B (69-80)			B (69-80)		
C (55-68)			C (55-68)		
D (39-54)			D (39-54)		
E (21-38)			E (21-38)		
F (13-20)			F (13-20)		
G (1-12)			G (1-12)		
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