



REMAX
Property

23 Almondvale Lane, Livingston, EH54 6GL

Offers Over £145,000



Stylish Move-In Ready Upper Apartment In A Central Location, Perfect For First-Time Buyers & Professionals

Lauren Beresford and RE/MAX Property are delighted to present to the market this two Bedroom Upper Apartment located in Almondvale Lane, Livingston, EH54 6GL. Comprising of: Entrance Hall, Lounge/Dining, Kitchen, Two Double Bedrooms, Ensuite and Bathroom. This property benefits from gas central heating, double glazing and ample shared parking.

The location is ideal, with the local neighbourhood offering a wide variety of amenities. Being centrally located in Livingston, it is a short walk to The Centre and Livingston Designer Outlet Centre, where there is a vast array of facilities, including: a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services, as well as many supermarkets. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North and South railway station are easily accessible. The Deer Park Country and Club and Golf Course is just a 10-minute drive away. There are several pleasant walks locally within the surrounding countryside. Nursery, primary and secondary schooling are also locally located.

The home report and online bookings can be found on the RE/MAX website.

Freehold property, Council tax Band C, Factor Fee: Link Group LTD- approximately £70 per month, includes building insurance

Hallway

14' 10" x 7' 5" (4.51m x 2.25m)

Entrance to the building is through a secure glazed wooden door, leading along the carpeted corridor to the wooden door of the property. Enter into the property there is access to Lounge, Kitchen, Bathroom, Primary Bedroom with Ensuite, Bedroom 2 and storage cupboard. There are two ceiling lights, painted walls, one radiator and laminate flooring.

Lounge

17' 7" x 13' 9" (5.35m x 4.18m)

Inviting and stylish Lounge with space for dining. There are two ceiling lights, painted walls, front and side windows, an intercom handset, one radiator and laminate flooring.

Kitchen

12' 6" x 5' 9" (3.81m x 1.75m)

The modern kitchen has several wall and floor mounted units with wood effect frontages which are complimented by light coloured laminate work surfaces and up tiled splashback. The décor is finished with painted walls and luxury vinyl tile to the floor. There is an under counter oven, a built in four ring gas hob, a stainless steel extractor hood, space for white goods and stainless-steel sink with mixer tap. There are two ceiling lights, front facing window, a further extractor fan and one radiator.

Bathroom

7' 9" x 5' 9" (2.35m x 1.74m)

The Bathroom boasts a white 3-piece suite comprising of a bath, a built in vanity unit with inbuilt sink and back to wall toilet. Finished with neutral tiles around the bath and vanity splashback, with the remaining walls cream painted. There is cream tile effect vinyl to the floor. A ceiling light, an extractor fan and a radiator are also provided.





Bedroom 1

11' 6" x 10' 9" (3.50m x 3.27m)

Primary Bedroom with double and single built-in storage cupboards along with access to the newly refreshed Ensuite. There is one central light fitting, rear facing window, painted walls, one radiator and carpet flooring.

Ensuite

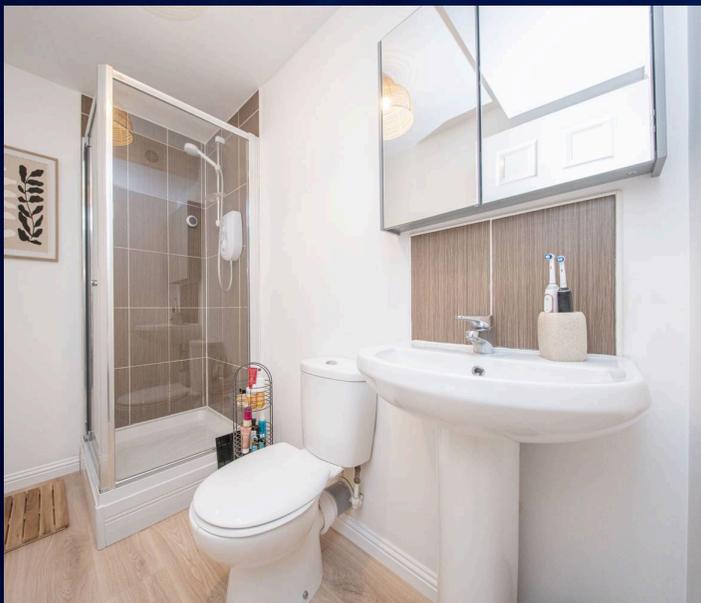
7' 9" x 4' 9" (2.37m x 1.44m)

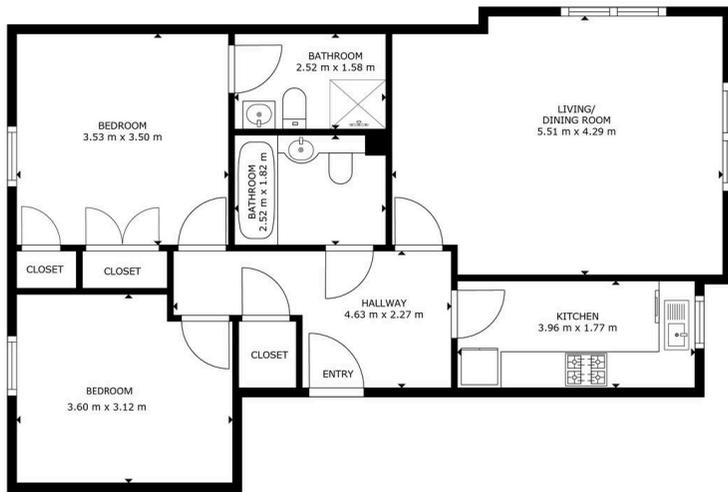
Ensuite shower room featuring a shower unit with handheld shower, sink, and toilet. There is one central light fitting, extractor fan, painted and partially tiled walls, one radiator and vinyl flooring.

Bedroom Two

11' 1" x 9' 9" (3.39m x 2.98m)

The second Bedroom can fit a double bed, it is currently used as a home office with built-in wardrobes. Around the room there is one central light fitting, painted walls, rear facing window, one radiator and carpet flooring.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN: 74 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	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.