

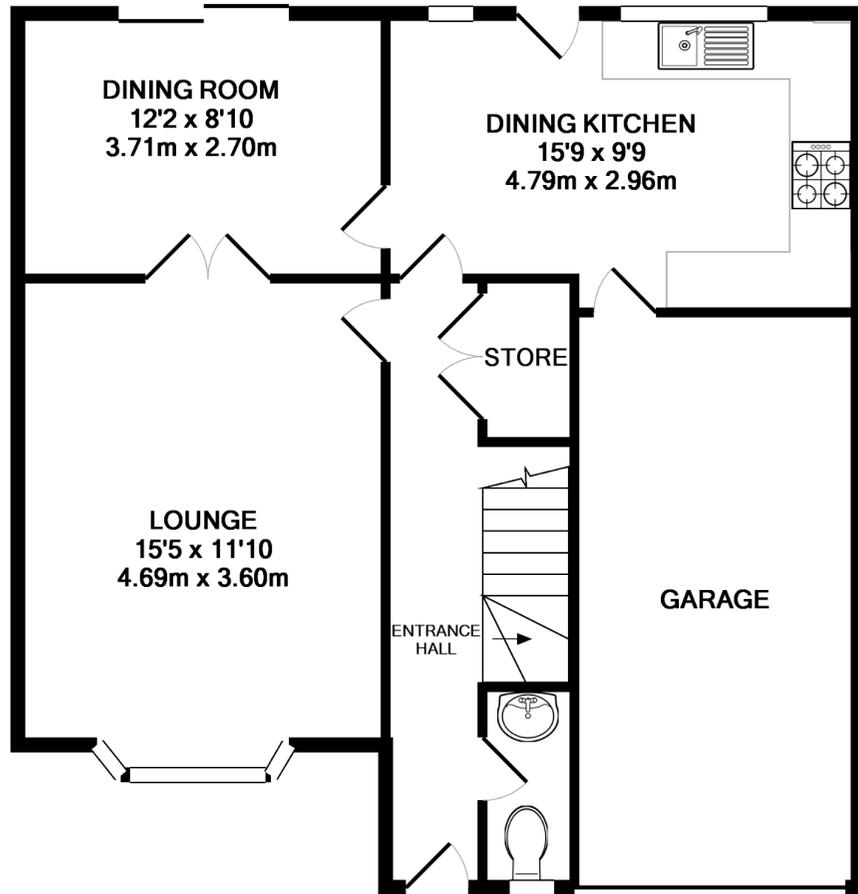
Property Connections

Estate Agent

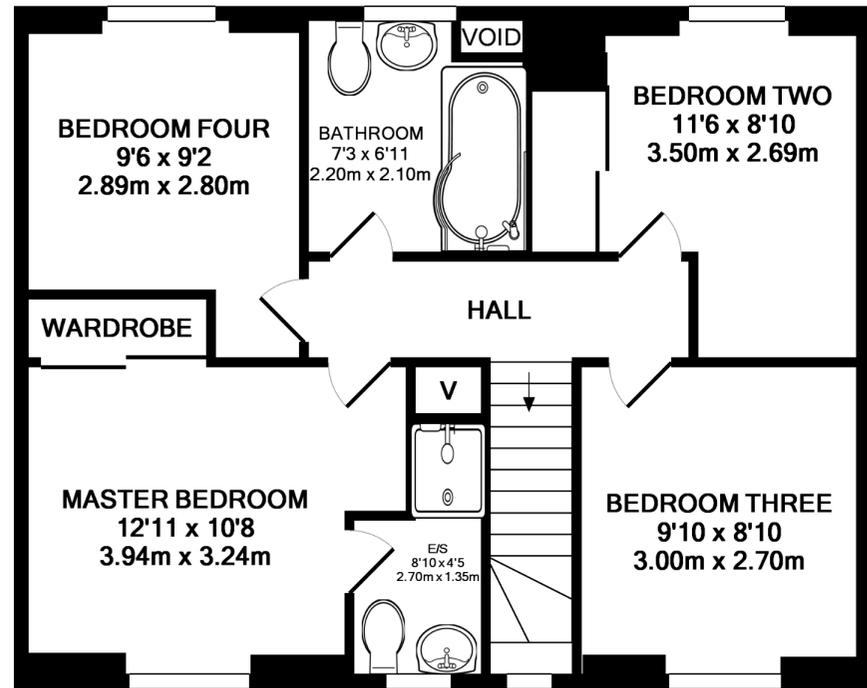
01506 650 550



10 Glenfield, Livingston Village



GROUND FLOOR



1ST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Set is a highly popular development close to Livingston Village and within the catchment area for Livingston Village Primary School, this four bedroom family home, with integral garage, offers spacious family accommodation over two levels.

The entrance hallway is laid with wood effect laminate, gives immediate access to the lounge, breakfasting kitchen, living level w.c. and the carpeted stairs leading to the upper level and benefits from an under stair cupboard.

The expansive lounge boasts excellent proportions with a bay window and glazed doors leading from the hall and into the dining room, providing lots of natural daylight, giving the room a light and airy feel.





The dining room can be accessed from both the lounge and breakfasting kitchen and has patio doors leading onto the rear garden, and is bright and spacious, comfortably accommodating both side and dining furniture.



The breakfasting kitchen boasts an excellent range of base and wall mounted units with contrasting worktop and splashback and is completed with slate effect laminate flooring. Integrated appliances include the gas hob, electric double oven and extractor hood, and there is ample space for a breakfasting table and chairs. A door leads from the kitchen into the integral garage where you will find the washing machine, tumble drier and fridge freezer, all of which are included in the sale.



The master bedroom enjoys a westerly aspect and boasts neutral décor, carpet flooring and fitted mirror wardrobes.

The master en suite has an opaque glazed window for natural daylight and is fitted with a white suite and shower enclosure with bi-fold door and electric shower.



The remaining bedrooms all enjoy neutral décor and carpet flooring, with bedroom two having fitted mirror wardrobes.

The family bathroom is fitted with a white suite, contoured shower bath with screen and thermostatic shower, and finished with tile effect vinyl flooring.

The living level w.c. has an opaque glazed window for natural daylight and is fitted with a white suite.





Externally, the front garden is laid mainly to lawn with a mix of mature shrubs, and the mono block driveway leading to the single garage. The rear garden is fully enclosed with a woodland backdrop, and has an extensive paved patio with the remainder laid to lawn.

Included in the sale are all fitted floor coverings, ceiling light fittings, window blinds, curtains and curtain poles, integrated kitchen appliances, washing machine, clothes drier, fridge freezer and the garden shed.

Whilst the above particulars are believed to be correct, they are not warranted and do not form part of any contract.