

# Property Connections

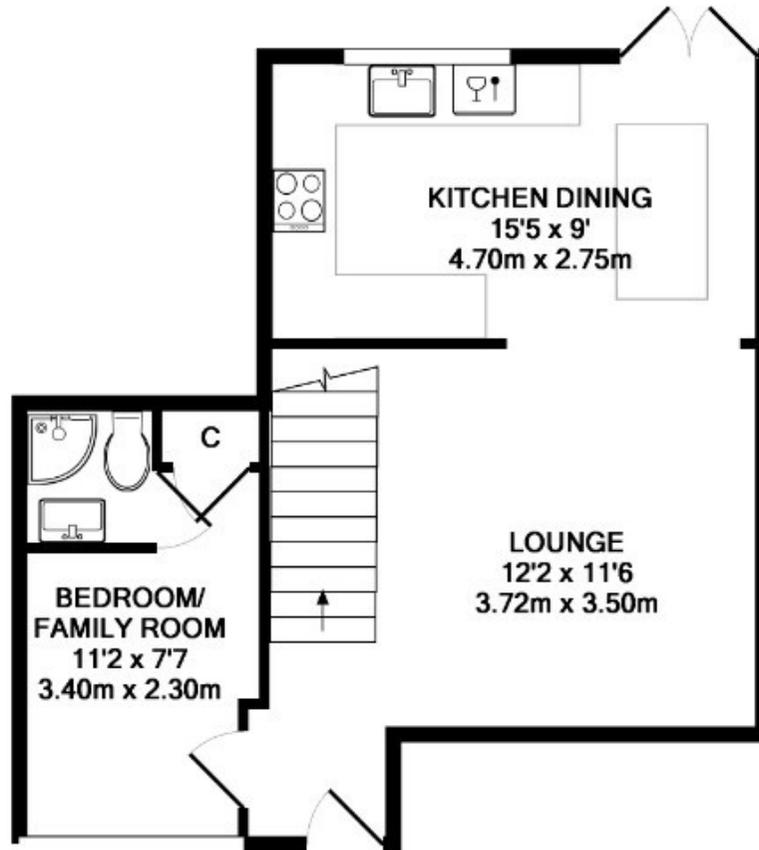
Estate Agent

01506 650 550

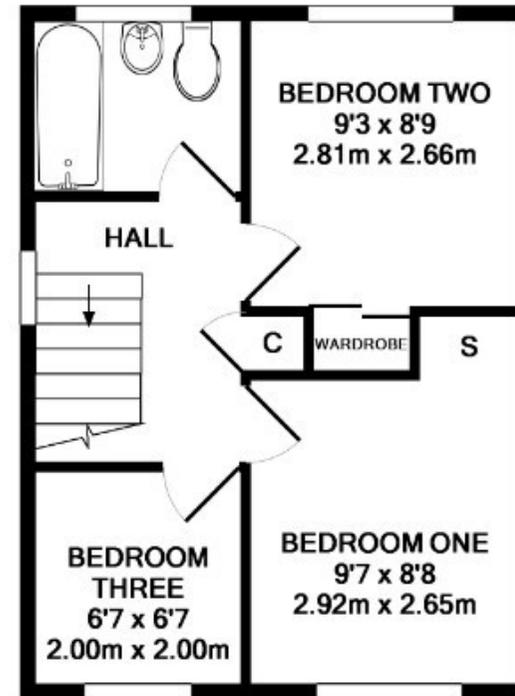


28 Netherwood Park, Livingston

# Floorplan



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

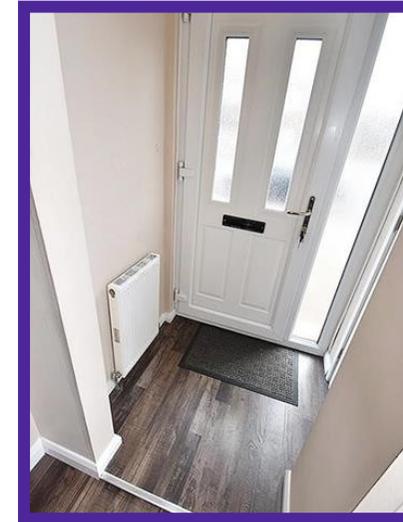
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Set in a preferred location with excellent amenities, schooling and road networks nearby, this three/four bedroom semi detached family home offers an enviable open plan layout on the ground floor with stunning contemporary features and a south west facing garden.

**The property comprises:**

Lounge, dining kitchen, family room/bedroom four, en-suite, three further bedrooms, family bathroom, driveway and west facing garden.

Looking over the front aspect, the beautifully presented lounge boasts laminate flooring, under stairs storage and feature squared arch leading to the dining kitchen, enhancing an open plan feel to this fabulous space.





The contemporary and striking kitchen benefits from an excellent selection of base and wall mounted units with contrasting worktops and flooring, sleek splash back and integrated appliances include a dishwasher, hob and oven. There is a fridge freezer which is also included in the sale. Central island provides ample space for dining and entertaining and to complete this room perfectly there are French doors which lead to the paved terrace at the rear.

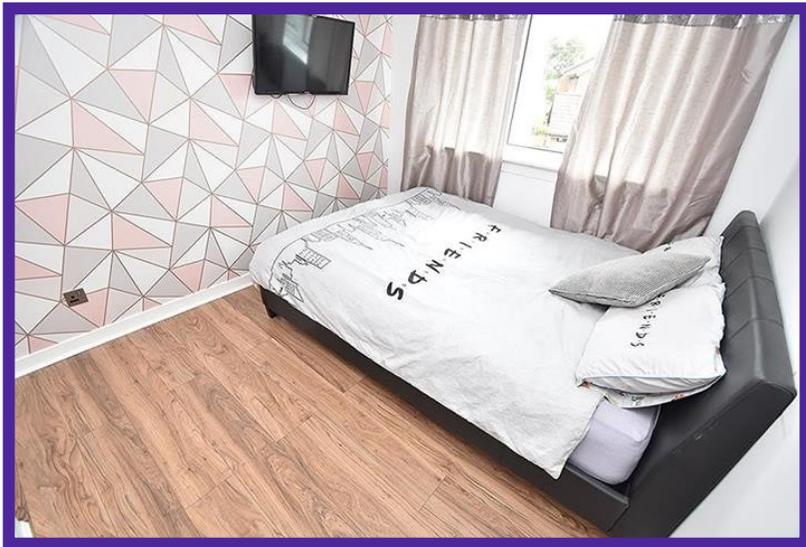




Bedroom four/family room boasts laminate flooring, storage cupboard and en-suite which benefits from a corner shower enclosure with mains fed shower, W.C. and wash hand basin.

Stairway to the upper level is finished with carpet flooring.





Bedroom one and two are double in size, both boast attractive décor , laminate flooring and excellent storage.





Bedroom three is complete with soft neutral tones and laminate flooring.

Family bathroom comprises of a three piece suite which includes a bath with electric shower over, wash hand basin and W.C.





### **External**

The good sized west facing garden offers a paved terrace and the remainder is laid to lawn. Garden shed. To the front there is a monoblock drive.

### **Extras**

All blinds, curtains and light fittings are included in the sale. The garden shed and fridge freezer (not warranted) are also included.

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