

4 Greendykes Road, Broxburn, EH52 5AG

Tel: 01506 309400

info@knightbain.co.uk

www.knightbain.co.uk



84 Craigswood, Livingston, West Lothian EH54 5ER

£775 Per Month

Situated in the ever popular Craigswood, a quiet residential area of Livingston, this superbly maintained 2 bedroom property would provide a lovely home for families or professionals alike. Craigswood Sports Centre is nearby. Commuters are well catered for with easy access to the motorway network and Edinburgh Airport. Livingston Shopping Centre is a short drive away with numerous shops and designer options.

EPC - D, Council Tax - B, Landlord Reg: 443075/400/04001, KnightBain Reg: 259927/400/23261

Available August 2019

No pets



Entrance Hallway

Bright & spacious giving access to Lounge/Dining Room, Kitchen and Stairs to Upper Level. Large storage cupboard off. Central heating radiator with thermostat.

Lounge/Dining Room

23'1" x 10'6" (7.04m x 3.20m)

Lovely living and dining space providing more than enough room for entertaining. Laminate flooring. Large front window with new blinds. Access to rear garden through Patio Doors which are also fitted with new blinds. 2 x light fittings to ceiling. 2 x central heating radiator with thermostats.

Kitchen

14'4" x 9' (4.37m x 2.74m)

Stunning modern Kitchen fitted with laminate flooring. Quality high gloss white base and wall mounted storage units. Large counter tops allowing superb food preparation & dining options. Appliances provided include American style Fridge/Freezer, Built-In Oven, Microwave, Gas Hob. Washing Machine. 2 x spotlight fittings to ceiling. Rear window with blinds. Back door giving access to the rear garden.

Stairs/Landing

With side window with blinds allowing plenty of natural light. Fitted with new carpet. Access to loft.

Double Bedroom 1

10'7" x 10'2" (3.23m x 3.10m)

Good sized front facing Double Bedroom. New carpet. Window with blinds. Triple mirror fronted built-in wardrobes providing hanging/shelving space. Central heating radiator with thermostat.

Double Bedroom 2

10'7" x 10'2" (3.23m x 3.10m)

Second spacious Double Bedroom, rear facing. New carpet. Window with curtains & blinds. Double mirror fronted built-in wardrobes providing hanging/shelving space. Central heating radiator with thermostat.

Office/Study

6'4" x 4'1" (1.93m x 1.24m)

Very practical space which could be utilised for a variety of purposes. Fitted with a window overlooking the Landing & Staircase. Handy built-in storage units provided.

Bathroom

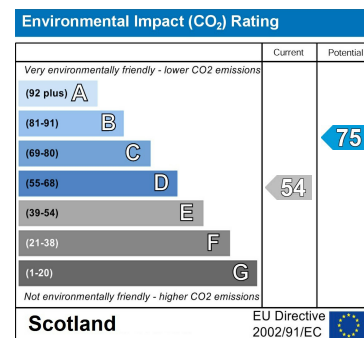
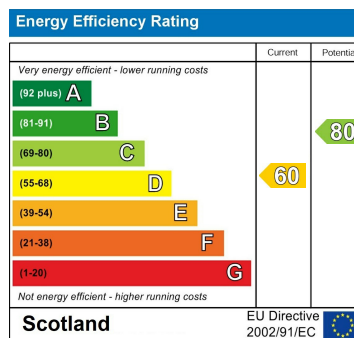
Very spacious and superbly fitted contemporary Bathroom. Freestanding bath. Double sink unit with storage under and mirrors with lights above. Separate shower cubicle. 2 x heated towel rails.

Front & Rear Garden

Easily managed front garden which is fully enclosed. The rear garden, also fully enclosed provides a quiet spot. Accessed directly from the property or a handy side gate.

Garage

There is a useful garage opposite the property which could be used for storage as well as off-road parking.



Viewings

By appointment with KnightBain on 01506 852000
Available days, evenings & weekends

Email gavin@knightbain.co.uk
Web www.knightbain.co.uk



These particulars, whilst carefully prepared, are not warranted.

Prospective purchasers should make their own enquiries to confirm the details of this property.

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