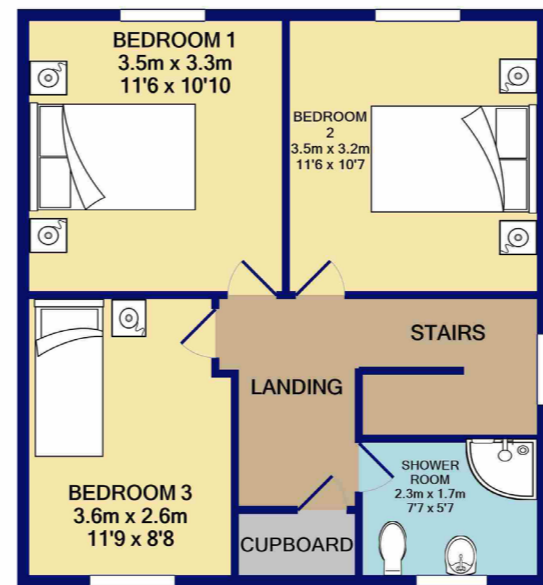


GROUND FLOOR



1ST FLOOR

Livingston Office: 18 Grampian Court | Beveridge Square | Livingston | EH54 6QF
 T: 01506 412377 F: 01506 412315 E: cjwmproperty@gmail.com
Eyemouth Office: 7 Market Place | Eyemouth | Berwickshire | TD14 5HE
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Authorised by the Law Society of Scotland to conduct incidental financial investment business.

Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a laser measure and therefore, may be subject to a margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken by the purchaser.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

CURRIE JOHNSTON & Co.
 SOLICITORS & NOTARIES PUBLIC
 INCORPORATING **WOOD & MUIR**



11 Millfield | Livingston Village | EH54 7AR
 Offers Over £TBC

CURRIE JOHNSTON & Co.
 SOLICITORS & NOTARIES PUBLIC
 INCORPORATING **WOOD & MUIR**

DESCRIPTION

An excellent opportunity has arisen to acquire this 3 bed detached villa with full planning permission to extend. Situated on a prime corner plot in this well established sought after estate, the property offers flexible family living with generous rear, south facing garden.

Viewing is highly recommended.

THE ACCOMMODATION OVERALL CONSISTS OF:-

DOWNSTAIRS

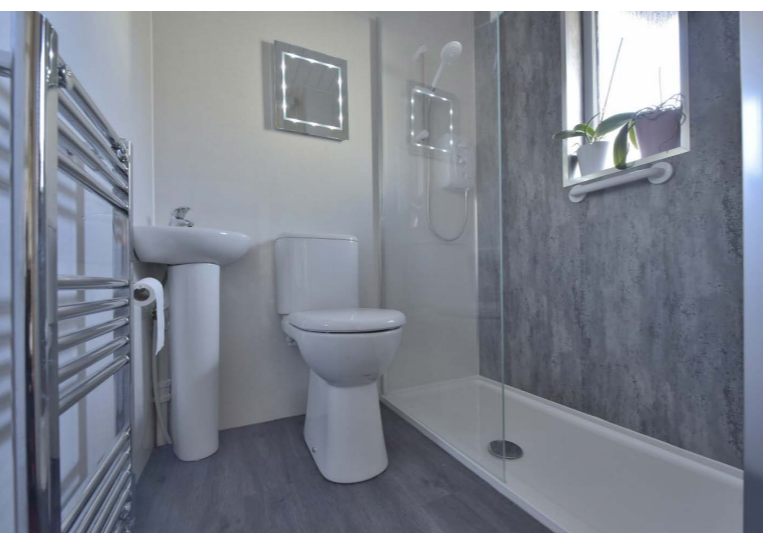
- Entrance porch leading to hallway.
- Shower room/WC - fully panelled.
- Large hallway storage cupboard
- Bright spacious contemporary kitchen with fully integrated appliances
- Lounge with feature fireplace and gas fire
- Dining room
- Utility room

UPSTAIRS

- Two double bedrooms
- One single bedroom
- Fully tiled shower room with mains shower
- Large airing cupboard on upper hall

EXTERNAL

- Fully enclosed rear garden split into two halves - one with artificial turf
- Integral garage with parking in front for two cars
- On-street parking



LOCATION

The property is situated in a well established, sought after development. The village offers family restaurant, bar, shops, beauty salon, post office and has an excellent primary school. Almond Valley Heritage centre is right on the doorstep and there are lovely woodland walks and parks to enjoy.

The main town of Livingston is enviably close and 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.

EXTRAS

All floor coverings, light fittings, blinds and integrated appliances, garden shed

VIEWING

By appointment with Currie Johnston on 01506 412377

