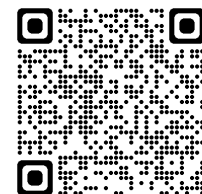




Livingston | Almondvale Lane | Offers Over £139,500

Fantastic location, 2 double rooms with fitted wardrobes and the added luxury of an en suite. A superb first home.





Introducing this modern top floor apartment, situated within the highly sought-after area of Livingston, West Lothian. Located on Almondvale Lane with great links to the major motor links, this property is ideal for first-time buyers looking to invest in a stylish, contemporary living space.

As you enter the property, you are greeted by a welcoming hallway adorned with laminate flooring and a large practical store cupboard, providing additional storage for your convenience. Hatch to the partially floored loft.

This elegant apartment features two well-presented double bedrooms, both beautifully styled in fresh neutral tones with a feature wall and offering ample space for free-standing bedroom furniture. The generously proportioned master bedroom also benefits from built-in wardrobes, an additional store cupboard and also enjoys an en suite shower room for a touch of added luxury which is finished with a striking wet wall panelling within the double shower cubicle and a vinyl floor. The bathroom with white three-piece suite and shower incorporated above the bath boasts striking splashback tiling to the walls and a co-ordinating vinyl floor.



The kitchen features an array of base and wall mounted units, an integrated oven, hob, hood, and space for a free-standing washing machine and fridge/freezer. Complementing worktops and splashback tiles complete the look.

The lovely bright and airy lounge/diner offers a large window with views to the front which provides an abundance of natural light, providing a perfect space for complete relaxation. The walls are finished in a light grey paint with a subtle, elegant wallpaper to one wall. This apartment is an excellent choice for those seeking modern, comfortable living in a desirable location.



The apartment enjoys ample parking to the front for both the homeowner and visitors, and a secure entry system for added peace of mind. Gas central heating and double glazing ensures all year-round comfort.

Don't miss out on this fantastic opportunity to own a stunning apartment in the heart of Livingston. Contact us today to arrange a viewing and experience the charm and sophistication for yourself.



Sizes

Entrance Hallway 15' 2" x 3' 9" (4.62m x 1.14m)

Lounge 13' 4" x 11' 3" (4.06m x 3.43m)

Kitchen/Diner 11' 8" x 8' 9" (3.55m x 2.66m)

Bedroom 1 12' 9" x 11' 4" (3.88m x 3.45m)

Bedroom 2 12' 8" x 10' 6" (3.86m x 3.20m)

Bathroom 8' 5" x 7' 2" (2.56m x 2.18m)

Location:

Livingston provides the ideal place to work and live, boasting two modern shopping centres which house all the major high street retailers. There are of course excellent local nurseries, primary and secondary schools as well as doctor and dental practices. This development is perfectly placed for easy access to the M8 Motorway network. Livingston has 2 train stations offering regular services to both Edinburgh and Glasgow.

Extras:

Floor coverings, integrated oven and hob, free standing washing machine, fridge/freezer, blind in the lounge and light fittings.



14 Almondvale Lane, Livingston

Approximate Gross Internal Area = 68.0 sq m / 732 sq ft

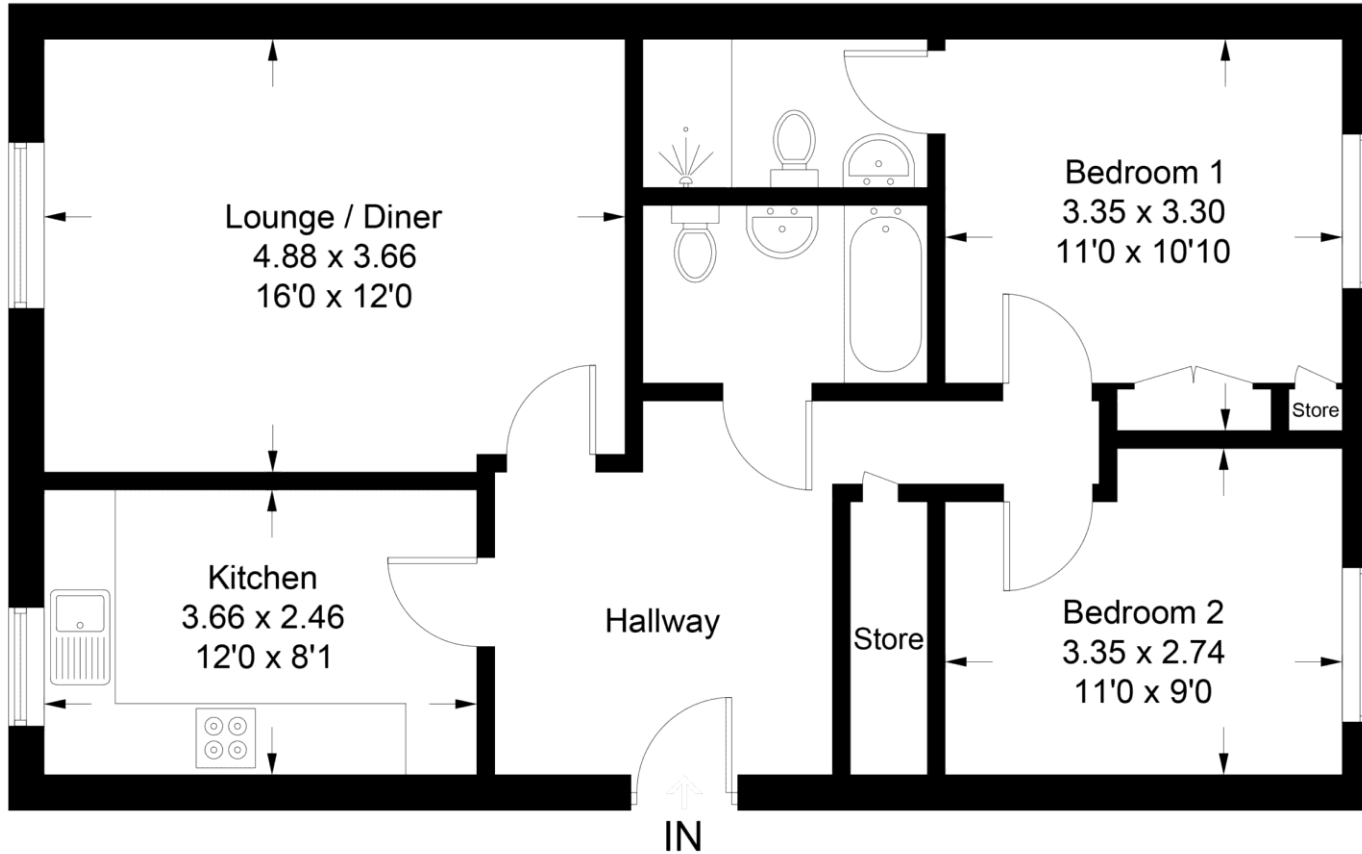


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1061982)



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Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.