



## Livingston | Lochshot Place | Fixed Price £220,000

A beautiful home which has it all - spacious rooms, integrated appliances, driveway and enclosed rear garden.





Fabulous three-bedroom semi-detached home, situated within the sought-after area of Eliburn within the town of Livingston. This attractive property has been beautifully maintained by the current owners and boasts private gardens with driveway, generous sized rooms throughout, modern decor, gas central heating and double glazing to ensure all year-round climate efficiency. Early viewing is highly advisable as this property is not one to be missed.

Upon entering the property, you are welcomed into the hallway which provides access to the lounge/dining room, kitchen, WC, storage cupboard and staircase leading to the upper level of the property. The flooring throughout the ground floor of the home is of LG luxury vinyl tiles. The open-plan lounge/diner is a spacious, bright room thanks to the large front facing window and French patio doors which lead out to the rear garden. The room is decorated in fresh, neutral tones and offers plenty of space for lounge furniture and a table and chairs for enjoying family mealtimes together. The well-equipped kitchen features a wide range of base and wall mounted units with complementing worktops and flooring. All of the large appliances are integrated for a seamless look and include a fridge/freezer, dishwasher, washing machine, tumble dryer, oven, microwave, stainless steel sink and gas hob with extractor hood. The kitchen also provides access to the side entrance of the property and driveway. To complete this level, there is a handy, under-stair storage cupboard and cloakroom which includes white WC and wash hand basin.



The upper level of the property offers 3 generous sized bedrooms, all of which have integrated storage space, carpeted flooring and are decorated in fresh, neutral tones. In addition to the mirrored wardrobes in the master bedroom, the room further benefits from wall-fitted wardrobes, cupboards and drawers which maximises space and provides plenty of storage. On this level you will also find the modern shower room, which is furnished with white WC, vanity unit with wash-hand basin, chrome towel radiator, a wet wall lined cubicle which has a digital electric shower installed and LG luxury vinyl floor tiles.

Externally the property is nestled on a quiet street with well-tended gardens. The front and side gardens are laid to lawn and features a slabbed and chipped driveway for two cars. The enclosed, rear garden offers a private and low-maintenance space for relaxing in the summer months and boasts a decking area, drying area and two garden sheds which are included in the sale price. External lighting is also provided.





**Location:** Lochshot Place is situated in the highly regarded area of Eliburn within the town of Livingston. There are great transport links with Livingston North train station within walking distance and excellent bus links, offering services to Edinburgh and Glasgow, making this property ideally placed for the commuter. It is also in the catchment area for the highly renowned Peel Primary School. Local amenities are just a short walk away including Eliburn Park and there is a Morrisons which is a short 5 minutes' drive away. The property is situated a short 6 minutes drive away from Livingston Shopping Centre, Livingston Designer Outlet and the Almondvale Retail Park where you will find a huge array of supermarkets, high street shops, bars, restaurants and leisure facilities including the Vue Cinema.

**Home Report Value -** Â£230,000

**Council Tax Band -** D

**Tenure -** Freehold



**Extras: (Included in the Sale)**

All floor coverings, light fittings, blinds, 2 x garden sheds, integrated fridge freezer/washing machine/dryer and dishwasher.

**Sizes:**

Lounge/Diner 19' 8" x 11' 4" (6m x 3.46m)

Kitchen 11' 4" x 8' 2" (3.45m x 2.5m)

Master Bedroom 11' 2" x 8' 6" (3.41m x 2.6m)

Bedroom 2 8' 6" x 8' 3" (2.6m x 2.52m)

Bedroom 3 9' 3" x 7' 9" (2.81m x 2.37m)

Shower Room 9' 2" x 4' 11" (2.79m x 1.49m)

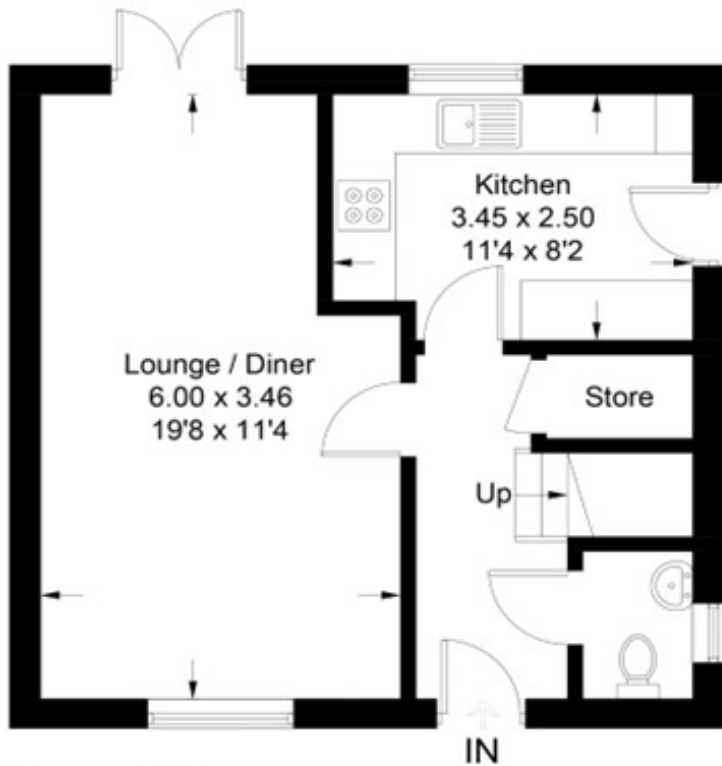
Cloakroom 4' 11" x 3' 5" (1.5m x 1.04m)



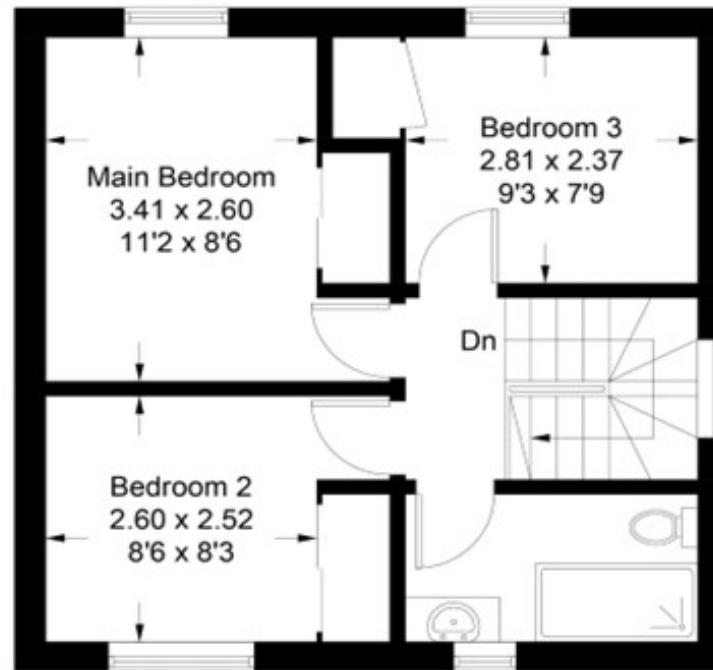


## 70 Lochshot Place, Livingston

Approximate Gross Internal Area = 77.3 sq m / 832 sq ft



Ground Floor



First Floor



### All Enquiries

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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.