



Livingston | Orchard Place | Offers Over £70,000

A light and airy property in a great location - A perfect starter home which is move-in ready with a modern kitchen and shower room.



Discover the charm of 27 Orchard Place, a splendid top-floor apartment nestled within the sought-after Elburn district of Livingston. This delightful residence, originally a studio flat, has been ingeniously transformed into a one-bedroom sanctuary, perfect for first-time buyers yearning to establish their home-owning dreams.

Upon entry, you're greeted by a hallway boasting a capacious storage cupboard, ideal for keeping your living space uncluttered. A door invites you into the heart of the home - an open plan lounge/kitchen/dining area suffused with natural light pouring through two windows. The kitchen is a testament to modern convenience, with sleek light grey units, an integrated oven, hob, and essential spaces for a washing machine and fridge, all included. Chic white metro-style tiles provide a fashionable splashback, complementing the crisp white walls and new flooring throughout, ensuring a fresh, move-in-ready appeal.

The bedroom, carpeted for comfort, continues the fresh neutral decor, offering a relaxing space. The shower room is equally well-appointed with a white suite, including a convenient shower cubicle, and is finished with white splashback tiles and wet wall panelling.

Externally, the property benefits from an allocated parking space and shared garden space. Electric heating and double glazing throughout guarantee a warm and energy-efficient living environment.

27 Orchard Place presents an idyllic starter home opportunity, with a fresh, neutral canvas awaiting your personal touch. Ready to welcome you to a future of contentment and pride in ownership, this apartment is an unmissable prospect in the Elburn landscape.





Extras: Floor covering, light fittings, blinds, white goods and table and chairs.

Location: Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty.

At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents and visitors alike. From high-street retailers to quaint boutiques, there's something to cater to every taste and preference.

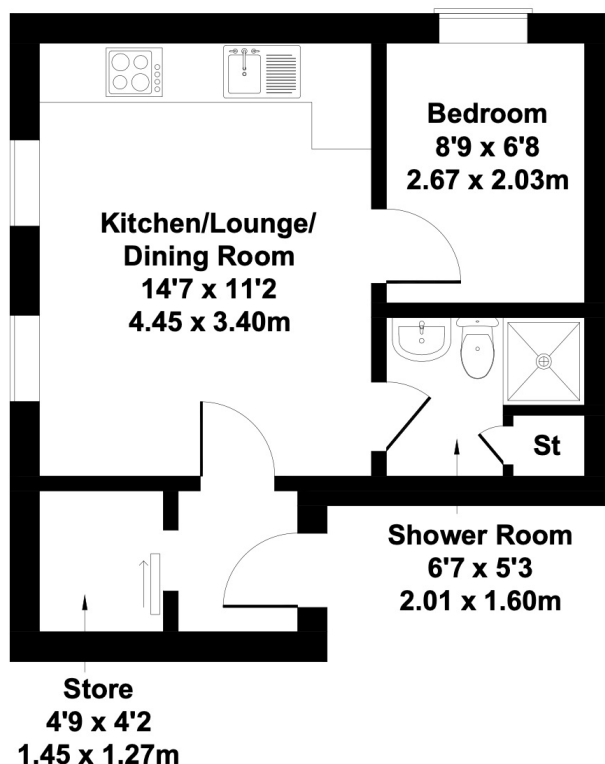
Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

The town's well-planned layout incorporates schools, healthcare facilities, and community centres, ensuring that residents have access to essential services within easy reach.



27 Orchard Place, Livingston

Approximate Gross Internal Area
313 sq ft - 29 sq m



Not to Scale. Produced by The Plan Portal 2024
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All Enquiries

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