



ROSS & CONNELL

Solicitors, Estate Agents & Business Lawyers

21 Tern Brae, Livingston, EH54 6UQ
Offers Over £179,000



Semi-detached villa located within easy access to Livingston North train station and the M8/M9 motor links making this a great home for the commuter. Entrance vestibule, Lounge/dining room, Conservatory, Kitchen, 2 bedrooms with built-in mirrored wardrobes, Bathroom. Gas central heating. Double glazed. Front garden with driveway and enclosed rear garden. Early viewing is highly advised. Ideal for first time buyers or buy to let. EPC - C. Council Tax - C. Freehold

LOCATION

Livingston, the largest town in West Lothian, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There is also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, a multi-screen cinema, and sports centres. Nursery, primary and secondary schools are available locally. Livingston has excellent transport links, with the M8 passing to the north of the town, and the A71 to the south. Two railway stations serve separate railway lines, connecting with Edinburgh and Glasgow.

PROPERTY - SEMI DETACHED VILLA

- Entrance Vestibule
- Lounge/Dining room
- Conservatory
- Kitchen
- 2 Bedrooms
- Bathroom
- Double glazing
- Gas central heating
- Gardens to front and rear
- Driveway

ACCOMMODATION

Entrance Vestibule

Door to lounge/dining room

Living Room 5.21 m x 3.30 m / 17'1" x 10'10"

Open plan lounge dining room. Stairs to upper floor. Under stairs cupboard. Front .

Dining Room 3.51 m x 3.20 m / 11'6" x 10'6"

Open plan dining/lounge. Patio door to conservatory. Door to kitchen. Rear.

Conservatory 2.21 m x 1.60 m / 7'3" x 5'3"

Small conservatory with door leading to the garden. Rear.

Kitchen 3.40 m x 1.70 m / 11'2" x 5'7"

Range of fitted units with built-in oven, hob and cooker hood. Part tiled. Rear.

Landing

With doors to the bedrooms and bathroom. Storage cupboard.

Bedroom 1 4.09 m x 2.49 m / 13'5" x 8'2"

Double bedroom. Built-in mirror wardrobe. Rear.

Bedroom 2 3.99 m x 2.69 m / 13'1" x 8'10"

Double bedroom. Built-in mirror wardrobe. Front.

Bathroom 3.10 m x 2.21 m / 10'2" x 7'3"

bath with shower over. Part tiled. Rear.

Gardens

The property has gardens to the front and rear. The front garden is mainly laid to lawn with a small weeping tree in the centre. The larger rear garden is again mainly laid to lawn with a patio area and mature shrubs.

DRIVEWAY

There is a driveway to the front and side of the property.

HEATING

Gas central heating.

GLAZING

Double glazed.

EXTRAS

Curtains, blinds and fitted carpets.

HOME REPORT

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available to parties genuinely interested in this property.













VIEWING

Contact Ross & Connel on 01383 721156

OFFERS

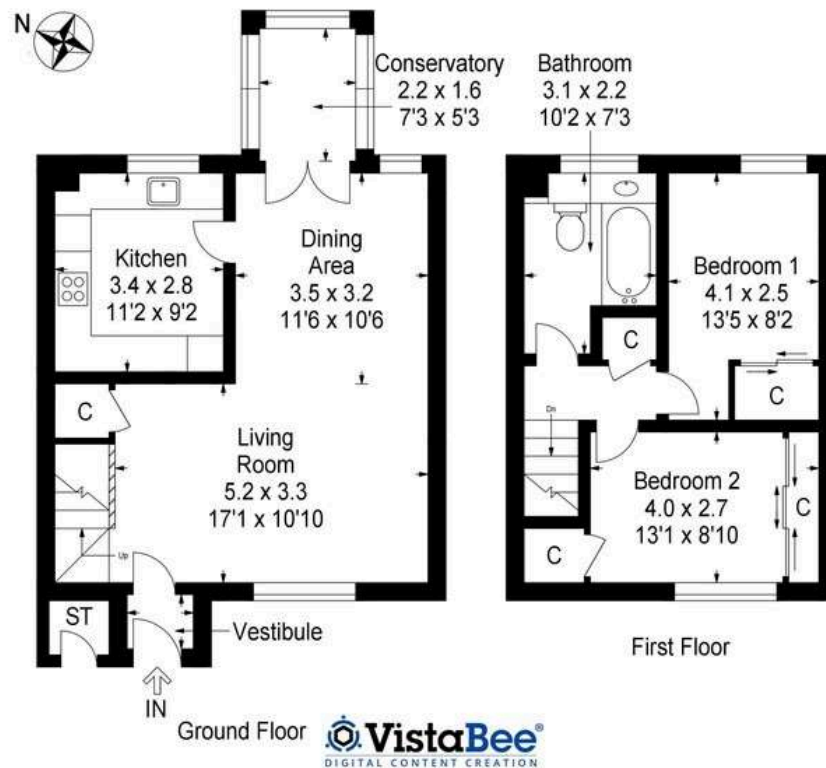
Notes of Interest and offers on this property should be submitted directly to Ross & Connel by calling 01383 721156 or faxing 01383 721150.

VALUATION

If you would like a FREE, no obligation valuation and market appraisal on your property please contact us at Ross & Connel on 01383 721156

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www.rossconnel.co.uk



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of contract.

The dimensions provided may include or exclude recesses, intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room only. Detailed measurements ought to be taken personally.

Ross & Connel,
18 Viewfield Terrace,
Dunfermline, KY12 7JH
Tel: 01383 721156 | Fax: 01383 721150
Email: ismith@ross.connel.co.uk

