



- 2 Bed Flat
- Built in Wardrobes
- En-suite shower room
- Spacious lounge
- Open plan Kitchen
- Allocated Parking

Alba Property View ...

A spacious first floor flat! Ideal for a first time buyer but be quick to view!

**63 Hawk Brae, Livingston,
West Lothian, EH54 6GF**

Fixed Price £130,000



Alba Property are delighted to offer to the market this spacious first floor 2 bed flat ideally suited to either a first time buyer or investor. Comprising of a Large Lounge open to modern kitchen, bathroom and 2 double bedrooms with fitted wardrobes; the master benefits from an en-suite shower room.

Accommodation

Entrance Hall

The property is entered via a secure entry system into the stairwell. The property is located on the first floor. You are greeted by a welcoming hallway with neutral decor and doors leading to the accommodation. Laminate flooring. Radiator. Two ceiling lights.

Lounge 16' 11" x 13' 6" (5.15m x 4.12m)

A large lounge with laminate floor and modern decor. Patio doors leading onto the balcony at the front of the property. Ceiling light. Radiator. Open plan to the kitchen/diner. Built in cupboard providing storage space.



Kitchen/Diner 11' 7" x 7' 9" (3.53m x 2.35m)

The kitchen/diner has been fitted with a range of wall and base units with contrasting work surface over. Partial tiling to the walls. Inset one and half bowl sink with mixer tap and drainer. Integrated fridge/freezer, microwave and washing machine. Built under oven with 5 ring gas hob and extractor over. Laminate flooring. Down lights. Space for table and chairs.





Family Bathroom 8' 11" x 8' 6" (2.73m x 2.58m)

A spacious bathroom which is tastefully decorated with partial tiled walls and comprising of a 3 piece suite. vanity unit with WC, wash hand basin and bath. Tiled flooring. Ceiling light. Extractor fan. Radiator.

Master bedroom 16' 8" x 10' 1" (5.07m x 3.08m)

A spacious double room with modern decor and carpet flooring. There are fitted wardrobes providing hanging and shelving space. Door to en-suite shower room. Radiator. Ceiling light. Window to the rear of the property.

En-suite 6' 6" x 5' 2" (1.99m x 1.58m)

The spacious en suite comprises: shower cubicle, push button WC and vanity wash hand basin, walls are partially tiled and tiled floor. Wet wall panels to shower. Down lights. Radiator. Shaver point.

Bedroom 2 13' 0" x 8' 5" (3.97m x 2.57m)

A second double bedroom with neutral decor and carpet flooring. There are double fitted wardrobes providing hanging and shelving space. Window to the rear of the property. Radiator. Ceiling light.

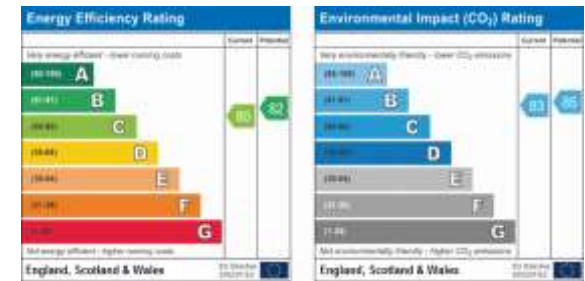
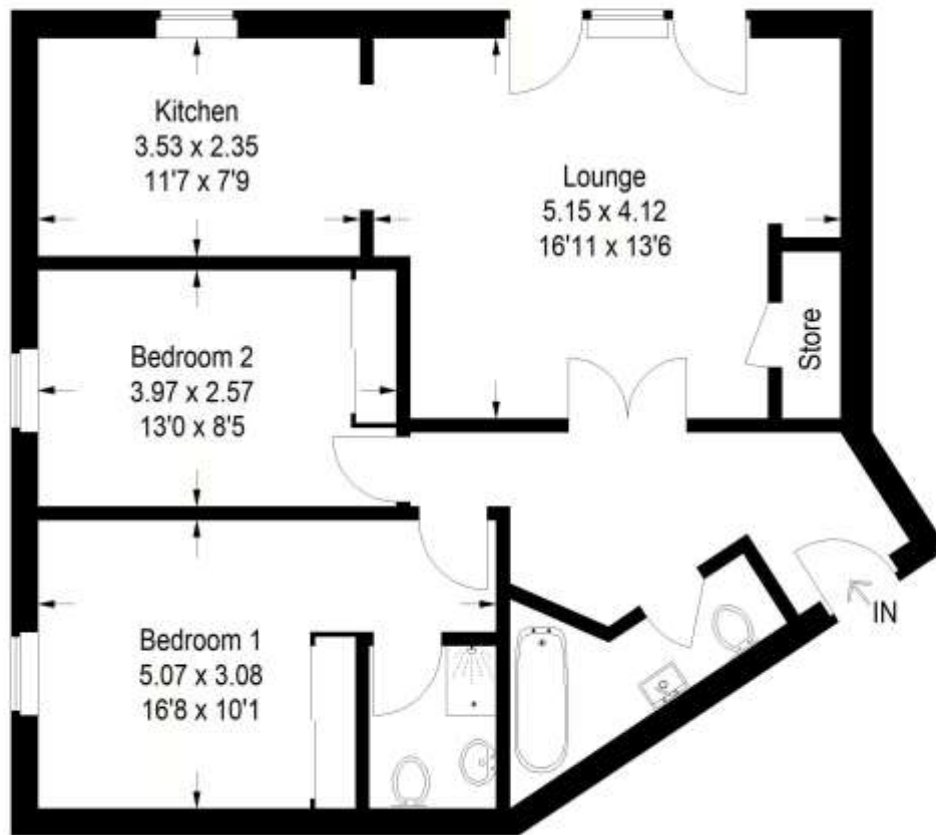
Externally

The property has an allocated parking space, and there is ample visitor parking in Hawk Brae. There are communal grounds with walk ways leading to the shops.



63 Hawk Brae

Approximate Gross Internal Area = 70.3 sq m / 757 sq ft



Extras (Included in Sale)

Area

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 situated on the outskirts of the town and within easy access to the M8 Motorway network. Livingston has 2 train stations offering regular services to both Edinburgh and Glasgow.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes :Prospective purchasers are requested to note formal interest with Alba Property 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.



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