



- Lounge/Dining Area
- Spacious Kitchen
- Three Bedrooms
- Enclosed Gardens
- Ample Parking
- Central Location

**Alba Property View ...**

*Spacious family home. Central location. Ideal 1st time buy or BTL*

**26 Mossbank, Livingston,  
West Lothian, EH54 6EA**

**Offers Over £130,000**



Alba property are pleased to welcome to the market this three bed terraced house in the Ladywell area of Livingston. The property comprises: lounge/dining area, kitchen, down stair WC, three bedrooms and family bathroom. Externally there are gardens to the front and rear with ample on street parking.

### Accommodation

#### Entrance Hall

The entrance hall gives access to the lounge, kitchen and cloakroom. There is a built in storage cupboard. Ceiling light. Radiator. Laminate flooring with carpet to the stairs leading to the upper level

#### Lounge 17' 5" x 10' 5" (5.32m x 3.18m)

This spacious lounge has patio doors to the rear of the property allowing an abundance of natural light into the room. There is a focal point fire with surround. Laminate flooring. Radiator. Two ceiling lights. Archway to the dining area.

#### Dining area 11' 1" x 10' 5" (3.39m x 3.18m)

The dining area has a window to the front of the property and an archway to the lounge. Laminate flooring. Ceiling light. Radiator.

#### Kitchen 11' 4" x 10' 1" (3.45m x 3.08m)

This spacious kitchen is fitted with a range of wall and base units with contrasting work surface over. Inset one and half bowl sink with drainer and mixer tap. Space for cooker, washing machine, dishwasher, tumble drier and fridge/freezer. Laminate flooring. Radiator. Ceiling light. Window and door to the rear of the property.





**Cloakroom** 4' 6" x 3' 3" (1.36m x 0.98m)

The downstairs cloakroom has been fitted with a push button WC and wash hand basin. Tiling to the floor and walls. Ceiling light. Radiator. Window to the front of the property.

**Upper Landing**

The upper landing gives access to the three bedrooms and family bathroom. There is a built in cupboard providing storage space. Hatch giving access to the loft space. Carpet. Ceiling light.

**Bedroom 1** 11' 7" x 10' 4" (3.52m x 3.15m)

This spacious double bedroom has a window to the rear of the property. Laminate flooring. Ceiling light. Radiator.

**Bedroom 2** 11' 7" x 10' 4" (3.52m x 3.15m)

The second double bedroom also has a window to the rear of the property. Laminate flooring. Ceiling light. Radiator.

**Bedroom 3** 10' 8" x 10' 5" (3.25m at widest x 3.17m)

This third bedroom has a window to the front of the property. Laminate flooring. Ceiling light. Radiator.

**Family Bathroom** 8' 2" x 4' 5" (2.50m x 1.35m)

The bathroom comprises: push button WC, pedestal wash hand basin and shower cubicle with electric shower. Tiling to the walls and floor. Window to the front of the property. Ceiling light. Chrome ladder style radiator.

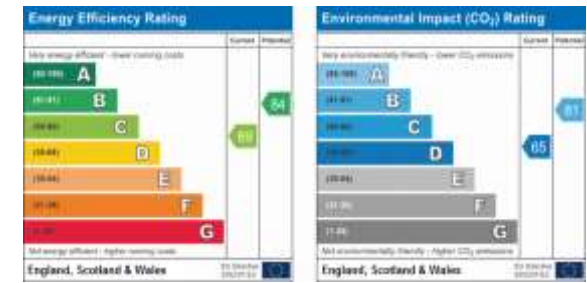
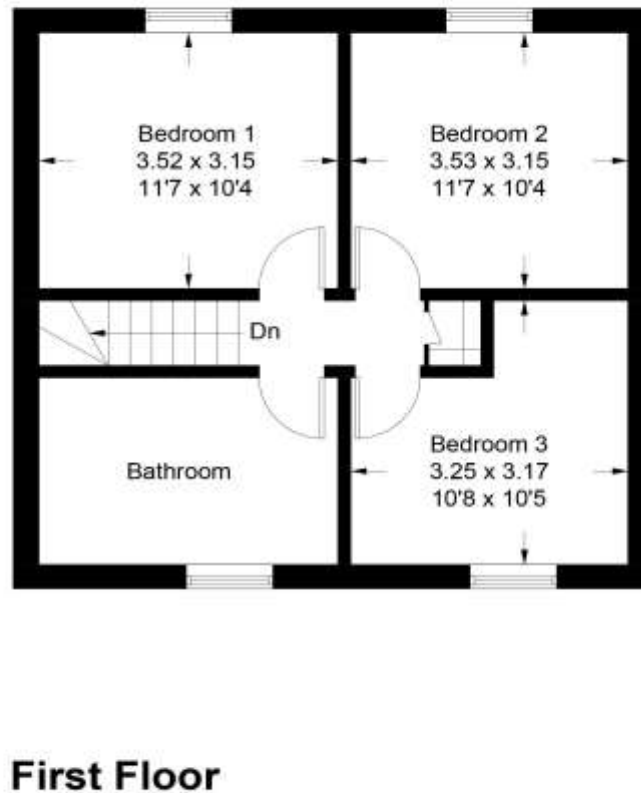
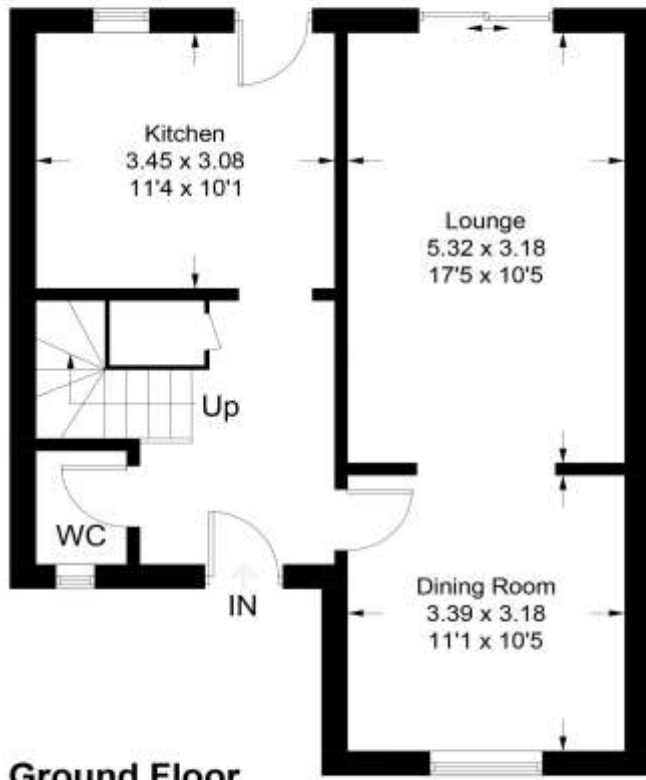
**Externally**

The property has an enclosed garden to the front with a pathway leading to the front door. The rear enclosed garden has a raised decking area and a lawn area with a gate leading to a public pathway. There is ample on street parking.



## 26 Mossbank

Approximate Gross Internal Area = 96.9 sq m / 1043 sq ft



### Extras (Included in Sale)

#### Area

Ladywell East is close to Livingston North train station and a short car drive away from Livingston South. Livingston has excellent bus links, offering services to Edinburgh and Glasgow and you can be on the M8 in minutes. Livingston itself offers the full range of amenities including nursery, primary and secondary schools, as well as dental and medical facilities. St John's hospital is also close by. There are also excellent shopping and leisure facilities available.

#### Viewing/Offers

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