



- Modern First Floor Apartment
- Great Location
- 2 Double Bedrooms with Built-In Storage
- Bright & Airy Lounge/Diner
- Kitchen/Diner
- Fantastic First-Time Purchase

**Alba Property View ...**

*"A great property in an amazing location. A perfect first-time purchase or buy to let opportunity"*

**203 Waverley Crescent, Livingston, EH54  
8JT**

**Offers Over £118,000**



Alba Property are delighted to present to the market this modern, well-presented first floor apartment. Perfectly located for easy access to the motor links and within walking distance to Livingston North train station making this the perfect home for the commuter. This two double bedroom apartment offers great room proportions throughout, kitchen/diner, bright and airy lounge, bathroom and great storage. The property further benefits from UPVC double glazed windows and electric heating. Early viewing advised.

## Accommodation

### Entrance Hallway

The entrance hallway is decorated in neutral tones and gives access to the lounge, kitchen, two bedrooms and bathroom. Two handy storage cupboards. Laminate flooring.

### Lounge/Diner 15' 9" x 12' 4" (4.80m x 3.76m)

Elegantly proportioned lounge with a bay window to side allowing an abundance of natural light to flood the room. A great room to relax in an evening. Electric fire and surround and laminate flooring complete the look perfectly. Space for a table and chairs.

### Kitchen/Diner 10' 1" x 9' 4" (3.07m x 2.84m)

A well-equipped kitchen fitted with a wide range of base and wall mounted units with complementing splash back tiling. Integrated oven and hob is included within the sale price. Space for a dining table and chairs. Window to side. Laminate tile effect flooring.







### **Bedroom 1** 9' 9" x 9' 1" (2.97m x 2.77m)

Double bedroom with window to side Built-in fitted wardrobes to one wall offers an ideal space for clothing and accessories. Laminate flooring.

### **Bedroom 2** 10' 8" x 9' 3" (3.25m x 2.82m)

Second double bedroom of great proportions. Built in fitted wardrobes and ample space for free-standing bedroom furniture. Window to side. Laminate flooring.

### **Family Bathroom** 6' 8" x 6' 6" (2.03m x 1.98m)

Completing the accommodation is the family bathroom with white three piece suite comprising of w.c, wash hand basin and bath with shower incorporated above. Crisp white splash back tiling to walls an stylish patterned floor. Window to side.

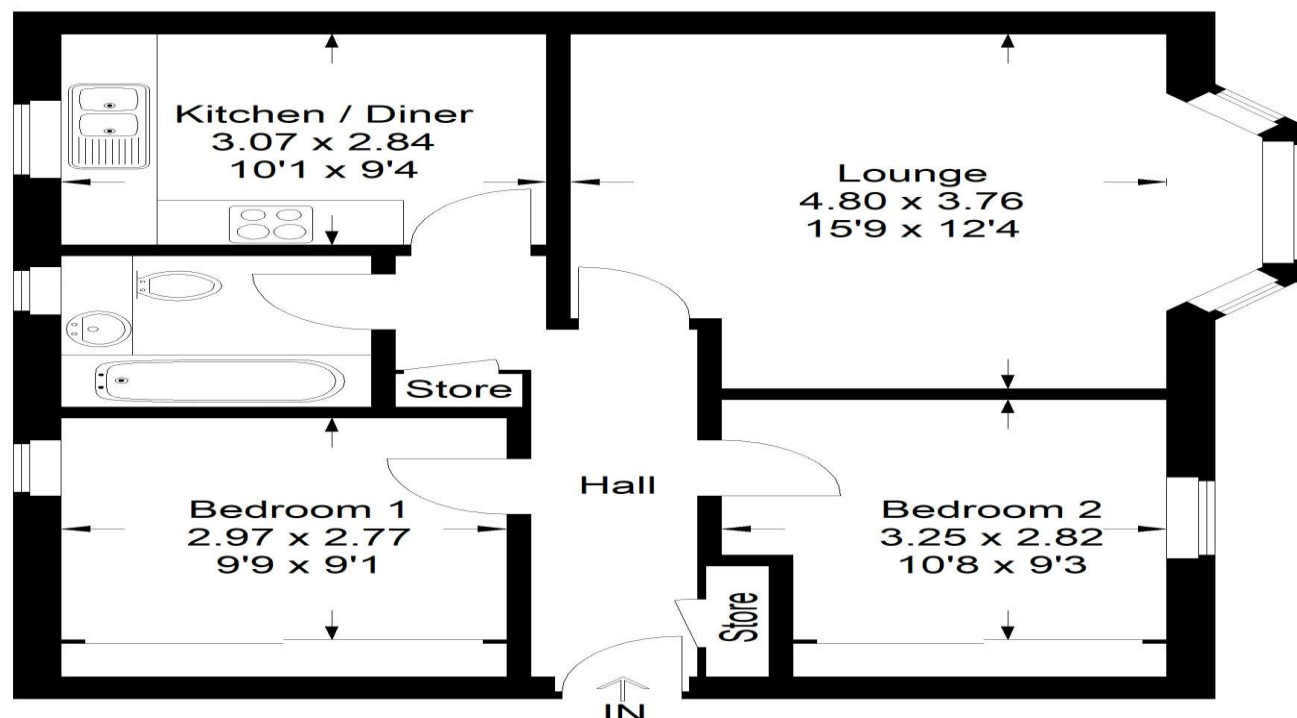
### **Externally**

The property is accessed via a security entry system. The property offers ample residential parking.



# 203 Waverley Crescent, Livingston

Approximate Gross Internal Area = 62 sq m / 668 sq ft



## Extras (Included in Sale)

All floor coverings, light fittings, blinds, curtains, integrated oven, hob, free-standing fridge/freezer, washing machine and fire and surround.

## 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](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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