



- First Floor Flat
- Fresh Neutral Decor
- 2 Double Bedrooms with Fitted Wardrobes
- Fitted Kitchen & Bathroom
- Spacious Lounge
- Outside Store with Power & Light

Alba Property View ...

"Spacious, bright and ready to move into - A great buy to let investment"



Alba Property are delighted to present to the market this bright and airy two double bedroom first floor flat located within Craigshill, Livingston. This well presented and spacious flat comprises of entrance hallway, well-proportioned lounge, modern fitted kitchen with space for dining, modern bathroom and outside storage cupboard with power and light. This property makes an excellent buy to let investment.

****Please note mortgage lending may be restrictive on this property****

Accommodation

Entrance Hallway

Security entry system gives access to the entrance hallway. The entrance hallway gives access to the lounge, two bedrooms and bathroom. Two storage cupboard-one houses the electrics and the other houses the hot water tank. Laminate flooring. Hatch to the loft space.

Lounge *14' 2" x 10' 2" (4.31m x 3.10m)*

Bright, well-proportioned lounge with window to rear. Decorated in fresh neutral tones with a contrasting dark laminate flooring. Door gives access to the kitchen.

Kitchen *10' 1" x 9' 5" (3.07m x 2.87m)*

Fitted with a wide range of cherry wood effect base and wall mounted units and co-ordinating worktop with crisp white splash back tiling to walls. Space for a small table and chairs for enjoying family meals. Vinyl flooring. Window to front.





Bedroom 1 11' 10" x 9' 1" (3.60m x 2.77m)

Generous double bedroom with fitted wardrobes to one wall and ample space for free-standing bedroom furniture. Neutral walls and wooden floor boards finish the look.

Bedroom 2 (inc wardrobes) 15' 2" x 7' 10" (4.62m x 2.39m)

Second double bedroom again with fitted wardrobes. Ample space for additional bedroom furniture. Window to rear.

Family Bathroom 8' 8" x 4' 8" (2.64m x 1.42m)

Completing the accommodation is the family bathroom with white three-piece suite comprising of w.c, sink and bath with shower incorporated above. Black splash back tiling to walls and vinyl flooring. Window to front.



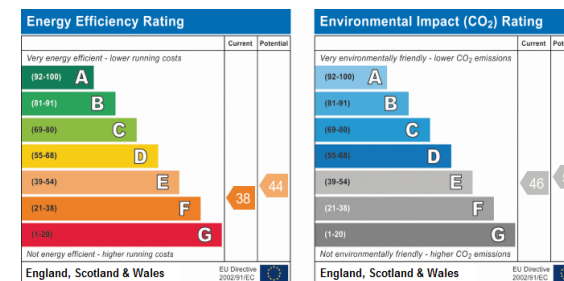
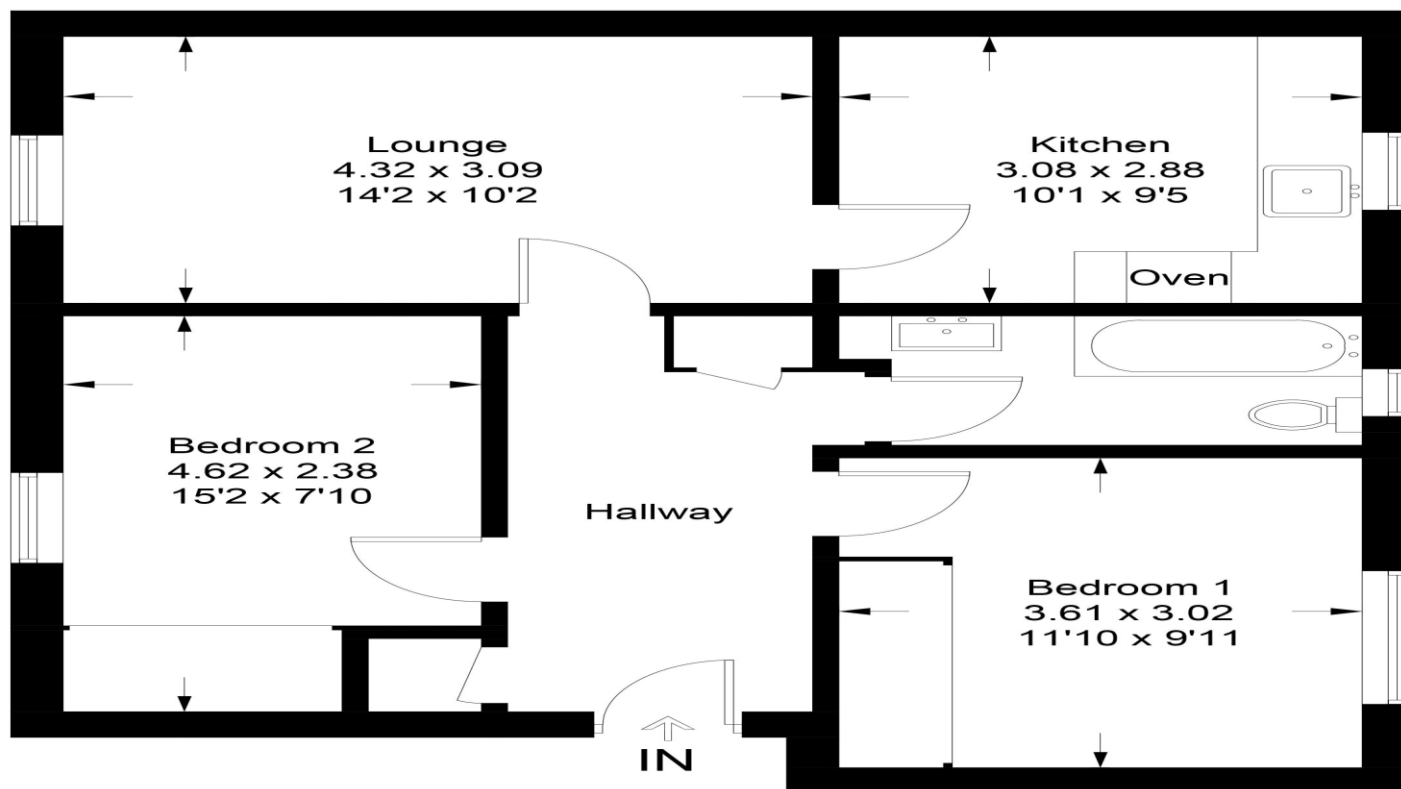
Externally

Externally the property offers ample parking and also benefits from a private storage cupboard with power and light.



2B Leven Walk, Livingston

Approximate Gross Internal Area = 60.6 sq m / 652 sq ft



Extras (Included in Sale)

All floor coverings, curtains, light fittings, blinds, integrated oven, hob and hood.

Area

Excellent bus links are available close by offering services to Edinburgh and Glasgow, this property is ideally placed for the commuter and within walking distance of Livingston centre. 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

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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