



- Mid Terraced Property
- Lounge/Diner
- Two Double Bedrooms
- Off Road Parking
- Enclosed Rear Garden
- Well Presented

Alba Property View ...

Well presented. Mid terraced. Two double bedrooms. Off road parking.

**2 Gowanbank, Livingston, West Lothian,
EH54 6EN**

Offers Over £115,000



Alba Property is pleased to offer to the open market this lovely well presented Mid Terraced home. The property is located in the Ladywell area of Livingston and comprises: Lounge/Diner, Kitchen, Shower Room and Two Double Bedrooms. Externally the property has a driveway to the front and private enclosed garden to the rear. Early viewing highly recommended to avoid disappointment.

Accommodation

Entrance Hall

The entrance hall has a large built in cupboard, that with the correct permissions could be a downstairs WC. Carpet. Ceiling light. Radiator. Laminate flooring.

Lounge/Diner 20' 8" x 10' 5" (6.29m x 3.18m)

This spacious room has a window to the front and rear of the property. Laminate flooring. Two ceiling lights. Two radiators. There is a focal point fire surround. Dado rail. Coving.

Kitchen 12' 3" x 8' 5" (3.74m x 2.57m)

The spacious kitchen has been fitted with a range of wall and base units with contrasting work surface over. Inset sink with drainer. Space for washing machine and cooker. Partial tiling to the walls. Laminate tile flooring. Door and window to the rear of the property. Built in storage cupboard.

Upper Landing.

The upper landing gives access to the two bedrooms and shower room. There is a large built in cupboard which houses the central heating boiler. Carpet. Ceiling light. Hatch giving access to the loft space.





Bedroom 1 17' 6" x 8' 6" (5.34m x 2.59m)

This spacious bedroom has two windows to the rear of the property and benefits from three built in cupboards providing storage space. Two ceiling lights. Radiator. Carpet.

Bedroom 2 11' 10" x 10' 4" (3.61m x 3.16m)

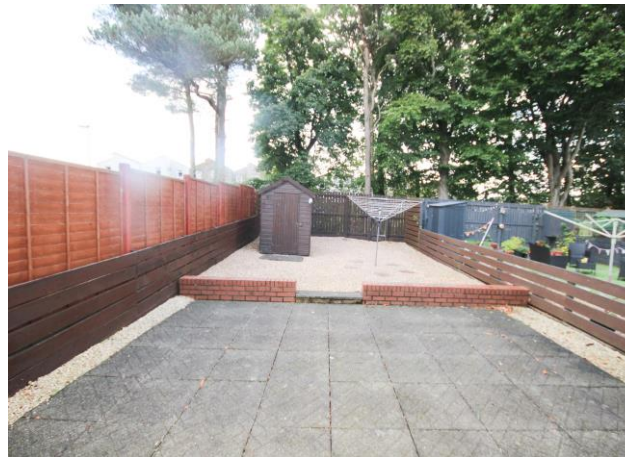
The second double bedroom has a window to the front of the property. Carpet. Radiator. Ceiling light.

Shower Room 6' 8" x 5' 9" (2.02m x 1.74m)

The modern shower room comprises: large walk in shower cubicle with electric shower, wash hand basin with mixer tap and push button WC. Partial wet wall panels. Laminate tiled flooring. Radiator. Ceiling light. Window to the front of the property.

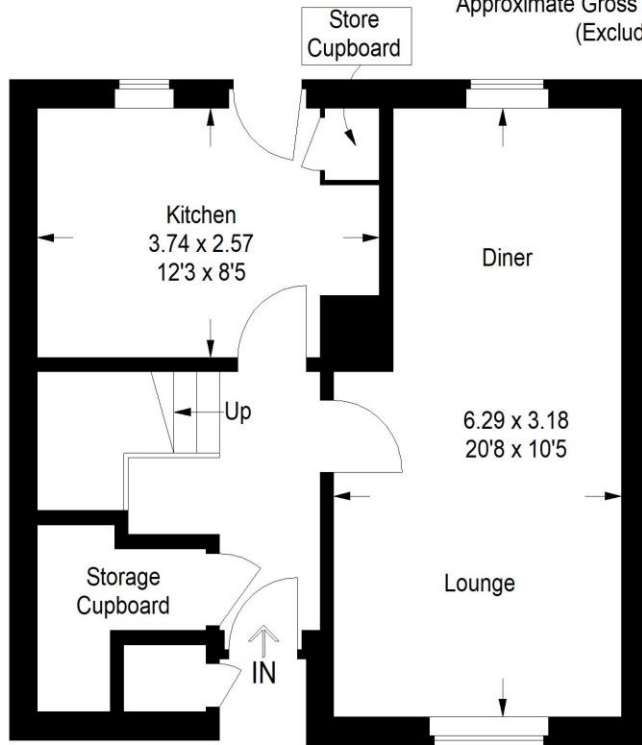
Externally

The front of the property benefits from a mono bloc driveway providing off street parking and a fenced garden area laid with decorative chipped stones. The spacious rear garden has a paved patio area, decorative wall and decorative stone chipped area enclosed by fencing and a gate leading out to the rear of the property. Garden shed.

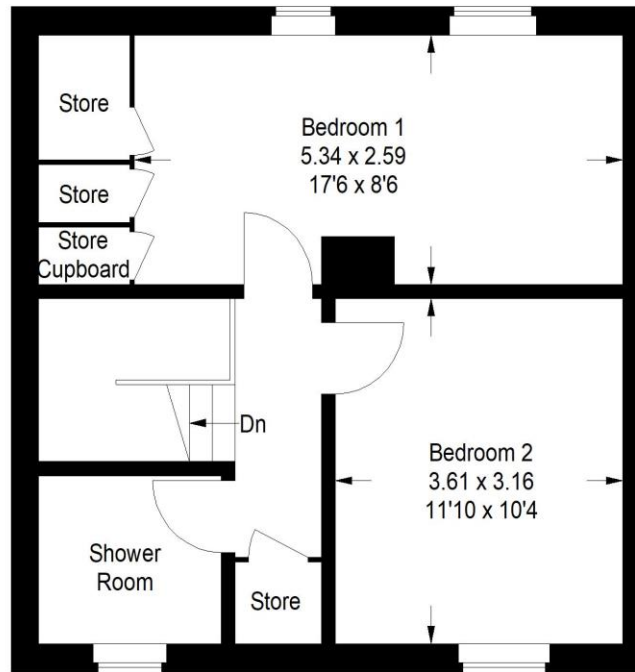


2 Gowanbank

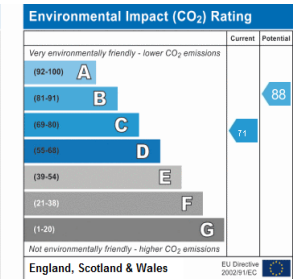
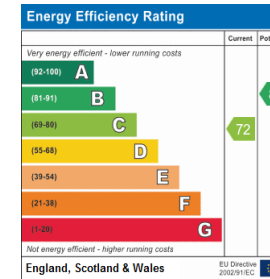
Approximate Gross Internal Area = 79.4 sq m / 855 sq ft
(Excluding External Cupboard)



Ground Floor



First Floor



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.

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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