



- Modern 1st Floor Flat
- Fresh Decor Throughout
- 2 Bedrooms with Built-In Storage
- Bright & Airy Lounge/Diner
- Fitted Kitchen & Bathroom
- Ample Parking - Great Location

**Alba Property View ...**

*"Bright and spacious modern first floor flat with fresh decor throughout and semi-open plan living-early viewing is highly advisable"*

**18 Swift Brae, Livingston, EH54 6GY**

**Offers Over £110,000**



Alba Property are delighted to present to the sales market this modern, well-presented first floor apartment located within the popular and highly desirable Livingston area of West Lothian. Ideally placed for easy access to the motor links and Livingston North train station. This two bedroom sophisticated apartment offers great room proportions throughout and an impressive lounge with space for dining and semi-open plan fitted kitchen. With security entry system, great storage, quality flooring throughout, double glazing and ample parking early viewing is advisable.

### Accommodation

#### Entrance Hallway

Security entry system gives access to the entrance hallway. The inviting entrance hallway features lovely light grey carpet and neutral walls and gives access to the lounge, two bedrooms and bathroom. Useful storage cupboard with double doors which is perfect for shoes and coats.

#### Lounge/Diner 14' 7" x 11' 4" (4.44m x 3.45m)

Bright and spacious room with an abundance of natural light that floods the room. Juliette style balcony to front. Ample space for a dining table and chairs. Open plan to the kitchen. Fitted carpet. A great room to relax in the evening and to entertain guests.

#### Kitchen 8' 5" x 7' 3" (2.56m x 2.21m)

Fitted kitchen with ample base and wall mounted units with co-ordinating grey worktops and splash back tiling to walls. Integrated oven and hood. The free-standing washing machine is included within the sale price. Stylish vinyl flooring completes the look. Window to front.





**Bedroom 1** 12' 7" x 10' 7" (3.83m x 3.22m)

Double bedroom presented in fresh neutral decor with built-in wardrobes. Ample space for additional free standing bedroom furniture. Grey fitted carpet. Window to side.

**Bedroom 2** 9' 0" x 8' 2" (2.74m x 2.49m)

Second generous bedroom again with built-in storage. Window to side. Fitted carpet.

**Bathroom** 8' 0" x 7' 3" (2.44m x 2.21m)

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. Splash back tiling to walls. Vinyl flooring.

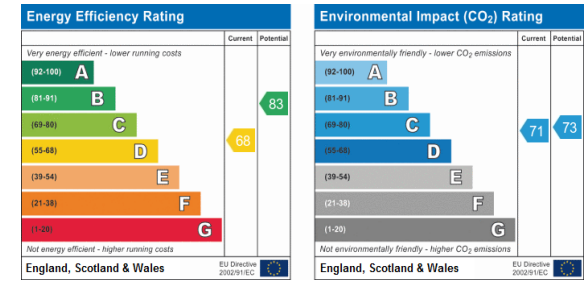
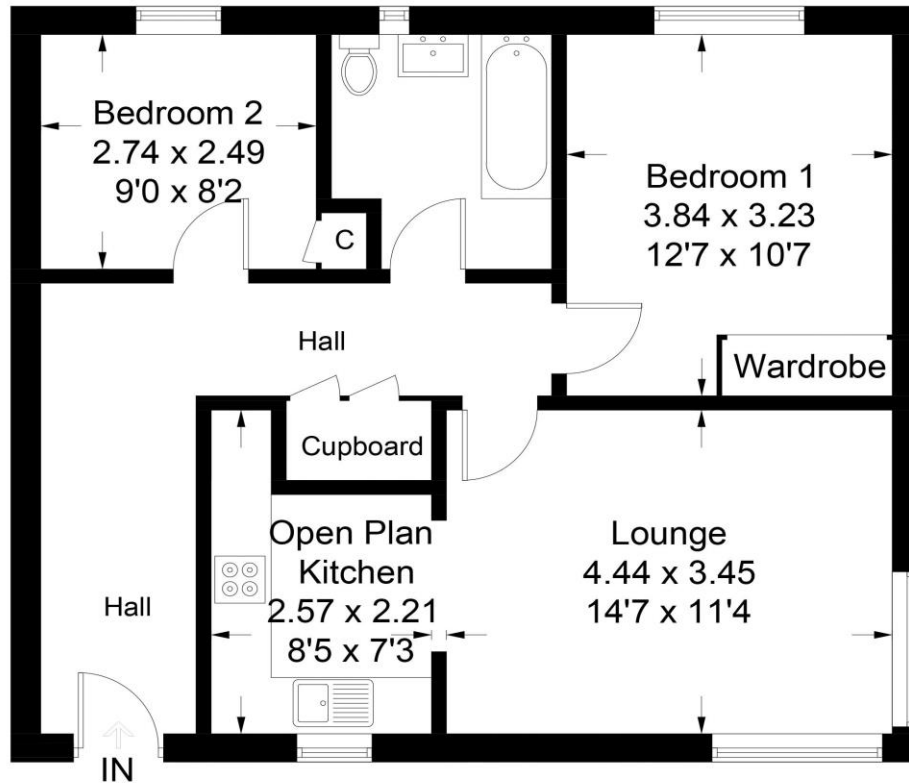
**Externally**

The property benefits from secure entry system and an abundance of residents parking.



# 18 Swift Brae

Approximate Gross Internal Area = 63.5 sq m / 683 sq ft



### Extras (Included in Sale)

All floor coverings, light fittings, blinds, curtains, integrated oven, hob, hood and bathroom cabinet. The corner sofa, fridge/freezer and swivel chair are available by a separate negotiation.

### 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 two 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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