



- Lounge/Dinner
- Three Double Bedrooms
- Conservatory
- Enclosed Rear Garden
- Ample Parking Bays
- Ideal For Commuting

Alba Property View ...

Good sized family home with conservatory. Three double bedrooms. Well placed for commuting.

**15 Ettrick Drive, Livingston,
West Lothian, EH54 5LL**

Offers Over £135,000



Alba Property are pleased to offer this mid terraced property to the open market. The property is well presented and comprises: lounge/dinner, kitchen, conservatory, down stairs WC, three double bedrooms and family bathroom. Externally there is an enclosed garden to the rear and an open grass area to the front. This would make an ideal family home or a BTL investment.

Accommodation **Entrance Hallway**

The entrance hall gives access to the lounge, kitchen, WC and stairs to the upper level. Built in storage cupboard. Laminate flooring with carpet to the stairs. Ceiling light. Radiator.

Cloakroom

The down stairs cloakroom has a window to the front of the property and comprises: WC and wash hand basin. Laminate flooring. Radiator. Ceiling light.

Lounge/Diner 11' 6" x 22' 4" (3.5m x 6.8m)

The spacious lounge/diner has a window to the front of the property and sliding patio doors to the rear leading out to the conservatory. Open plan to the kitchen. Laminate flooring. Two ceiling lights. Radiator. Door to the hallway

Conservatory 8' 2" x 9' 10" (2.5m x 3.0m)

The conservatory provides extra living space and has French doors out to the rear garden. Dwarf wall with windows all round. Laminate flooring.

Kitchen 10' 10" x 11' 6" (3.3m x 3.5m)

The kitchen has been fitted with a range of wall and base units with contrasting work surface over. Inset one and half bowl sink with mixer tap and drainer. Space for washing machine, slimline dishwasher and fridge/freezer. Built in oven. 4 ring gas hob with extractor over. Vinyl flooring. Ceiling light. Radiator.





Window and door to the rear of the property.

Upper Landing

The upper landing gives access to the three bedrooms and bathroom. Hatch to the loft space. Carpet. Light.

Bedroom 1 10' 10" x 11' 6" (3.3m x 3.5m)

This spacious room has a window to the rear of the property. Carpet. Ceiling light. Radiator.

Bedroom 2 10' 10" x 11' 6" (3.3m x 3.5m)

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

Bedroom 3 10' 10" x 7' 7" (3.3m x 2.3m)

The third room has a window to the front of the property. This room benefits from a walk in cupboard. Carpet. Radiator. Ceiling light.

Shower Room 10' 10" x 7' 7" (3.3m x 2.3m)

The shower room has a window to the front of the property and comprises: corner shower cubicle with electric shower, pedestal wash hand basin and WC. Down lights. Chrome ladder style radiator. Wet wall panels. Vinyl flooring

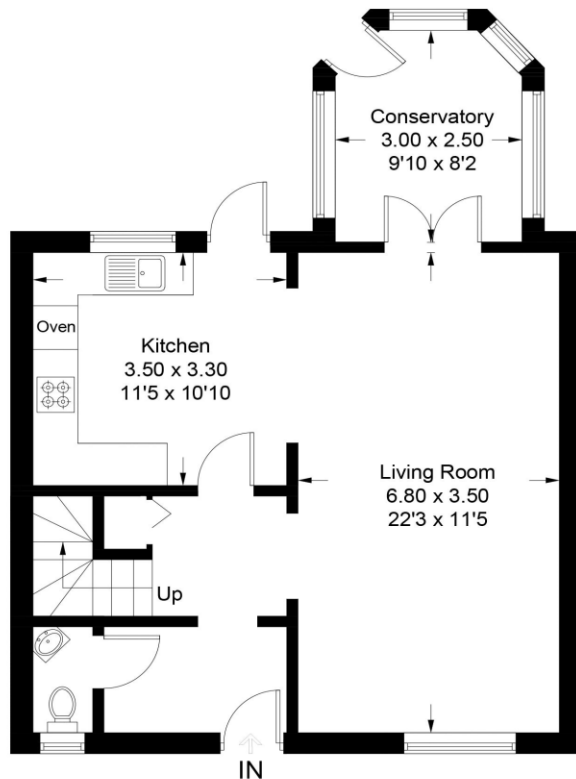
Externally

There is an open communal grass area to the front of the property and an enclosed garden to the rear which has been laid mainly with grass and a paved pathway. There is a garden shed. The property has ample parking bays to the end of the terrace.

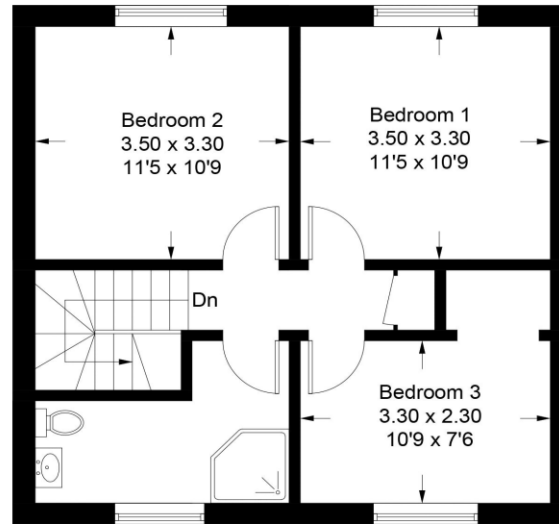


15 Ettrick Drive

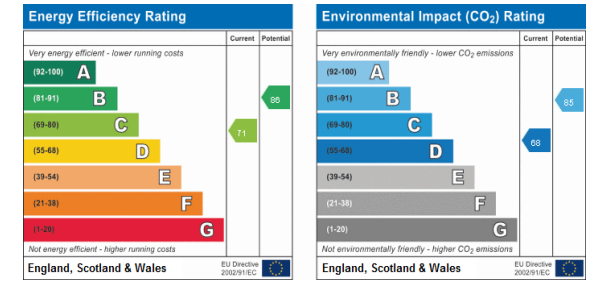
Approximate Gross Internal Area = 102.3 sq m / 1101 sq ft



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. 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

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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