



- Spacious Ground Floor Flat
- Security Entry
- Disabled Access
- Allocated Parking
- Close To Train Station
- Close to Shopping

Alba Property View ...

Well presented spacious ground floor flat with disabled access. Ideal for the commuter.

**201 Waverley Crescent, Livingston,
West Lothian, EH54 8JT**

Offers Over £115,000



Alba Property are pleased to offer to the market this spacious ground floor flat which is well presented and ready to move into. There is a secure entry phone system. The accommodation comprises an entrance hall, lounge, modern kitchen, two double bedrooms, and bathroom. There is an allocated residents parking space and landscaped communal areas. There is an access ramp offering wheelchair access to the rear of the property.

Accommodation

Entrance Hallway

The entrance hall gives access to all accommodation. Carpet. Ceiling light. Entry phone. The hallway benefits from two built in cupboards, one of which houses the water tank and electrics.

Lounge 15' 5" x 12' 7" (4.7m x 3.83m)

The spacious lounge has a bay window to the front of the property. Carpet. Ceiling light. Electric radiator. Ample space for free standing furniture.

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

The bright kitchen has been fitted with a range of modern base and wall units with contrasting work surface over. Inset sink with mixer tap and drainer. Built under oven with hob and extractor over. Space for washing machine and fridge/freezer. Vinyl flooring. Ceiling light. Window to the rear of the property.





Bathroom 6' 7" x 6' 5" (2.01m x 1.95m)

The spacious bright bathroom has a window to the rear of the property and comprises: vanity with wash hand basin and push button WC, bath with electric shower over. Vinyl flooring. Ceiling light.

Bedroom 1 14' 2" x 9' 2" (4.33m x 2.80m)

This spacious bright bedroom has a window to the rear of the property. Carpet. Ceiling light. Electric radiator. The room benefits from a built in double wardrobe with mirror sliding doors and providing hanging and shelving space.

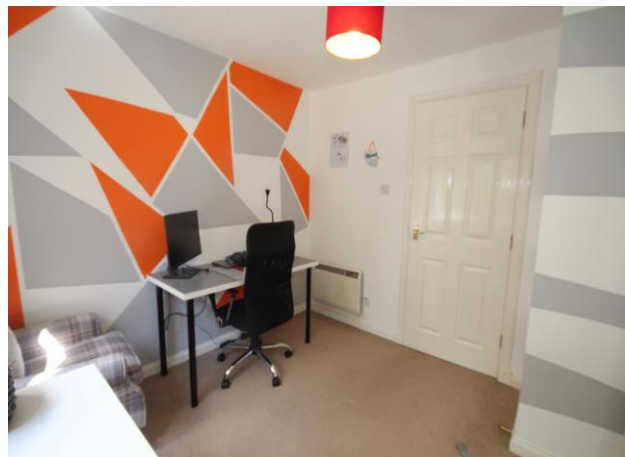
Bedroom 2 9' 3" x 8' 11" (2.82m x 2.71m)

The second double bedroom has a window to the front of the property. Carpet. Ceiling light. Electric radiator. This room also benefits from built in double wardrobe with mirror sliding doors providing hanging and shelving space.



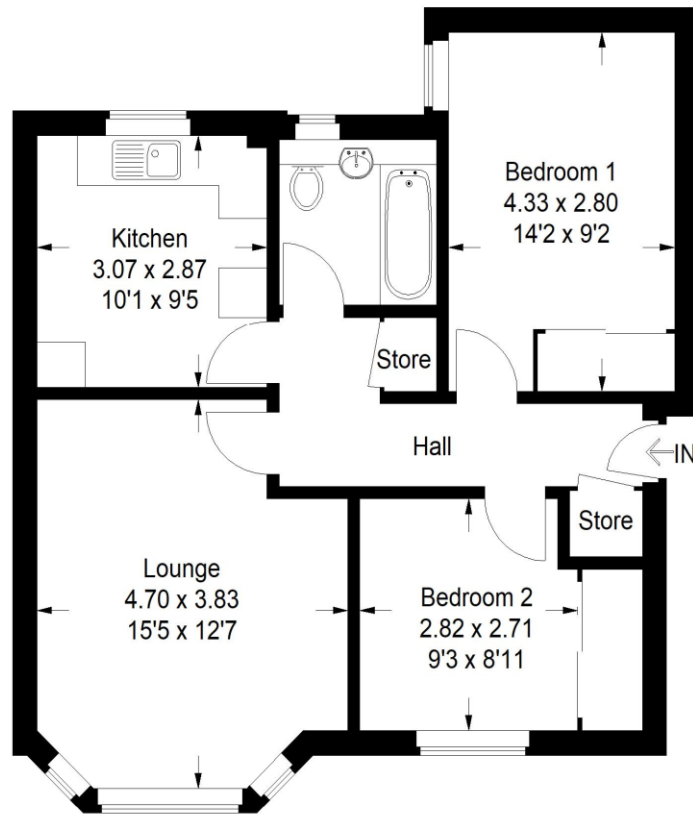
Externally

There are lovely communal areas around the flat which are taken care of by Charles White factoring. The flat benefits from an allocated parking space and a disabled access to the rear of the property



201 Waverley Crescent

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



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.



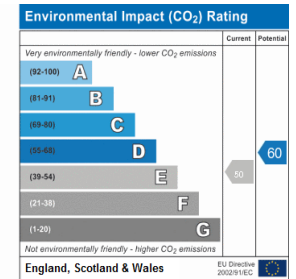
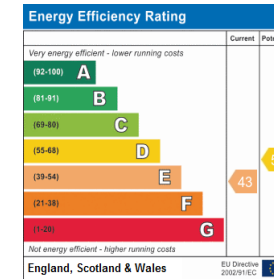
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Extras (Included in Sale)

Area

Waverley Crescent is situated close to Carmondean Shopping area with a Morrisons Supermarket, a post office, library and medical centre. Also within easy reach is a mainline railway station at Livingston North, nursery and primary schools and a high school. St Johns Hospital is nearby. Livingston's amenities are wide and varied. The shopping opportunities in the Town centre are one of the best in West Lothian and include large national brand supermarkets, clothing retailers, DIY and much more. The Town centre is less than 10 minutes from the property by car. Leisure facilities are varied and include a good choice of restaurants etc.

Viewing/Offers

Please call Alba Property to arrange a viewing.
All offers should be submitted via Alba Property-
Email Sales@AlbaProperty.co.uk