



- Semi-Detached House
- 2 Double Bedrooms with Built-In Storage
- Lounge/Diner
- Bathroom & Cloakroom
- Driveway & Generous Gardens
- Perfect First-Time Purchase

Alba Property View ...

"A great home with amazing space indoors and out - a simply perfect first-time purchase"



Alba property are delighted to bring to the sales market this well-presented, spacious two-bedroom with built-in storage semi-detached property. In ready to move in condition with fitted kitchen, bright lounge/diner, crisp bathroom and cloakroom this property makes the perfect first-time purchase. Located within walking distance to Livingston town centre and with excellent transport links to the M8/M9 and beyond. Double glazing and gas central heating assure all year-round climate efficiency. Externally the property benefits from a gated driveway providing off-street parking and generous gardens to enjoy the summer months.

Accommodation

Entrance Hallway

UPVC double glazed door gives access to the entrance hallway. The hallway gives access to the lounge/diner, kitchen and cloakroom. Carpeted staircase gives access to the upper landing. Handy storage cupboard.

Lounge/Diner Lounge 15'3 x 10' 9 Dining 7'8 x 7'4 15' 3" x 10' 9" (4.64m x 3.27m)

L-shaped, spacious lounge/diner with windows to front and rear which allows an abundance of light to flood the room. Decorated in neutral tones with an elegant feature wall paper to one wall. Contrasting dark laminate flooring. Space for a dining table and chairs for enjoying family meals.

Kitchen 11' 4" x 9' 1" (3.45m x 2.77m)

Fitted kitchen with ample base and wall mounted units and co-ordinating worktops. Splash back tiling to walls. Integrated oven, hob and hood. Door gives access to the rear garden. Vinyl flooring.

Cloakroom 4' 4" x 3' 3" (1.32m x 0.99m)

Useful downstairs cloakroom comprising of white w.c and sink.





Upper Landing

The upper landing gives access to the two bedrooms and bathroom. Hatch to the loft space. Window allows natural light. Two further cupboards offering additional storage (one houses the boiler).

Bedroom 1 11' 1" x 10' 9" (3.38m x 3.27m)

well-proportioned double bedroom with built-in storage. Ample space for additional free-standing bedroom furniture. Window to rear. Fitted carpet.

Bedroom 2 11' 7" x 11' 1" (3.53m x 3.38m)

Second generous double bedroom again with built-in storage. A lovely bright room from the two windows to rear. Decorated in neutral tones with a feature wall paper to one wall. Fitted carpet.



Family Bathroom 7' 6" x 6' 5" (2.28m x 1.95m)

The bathroom completes the accommodation and comprises of white w.c, sink and bath with shower incorporated above. Black and white sparkle wall board and a laminate tile effect flooring completes the look. Window to front.

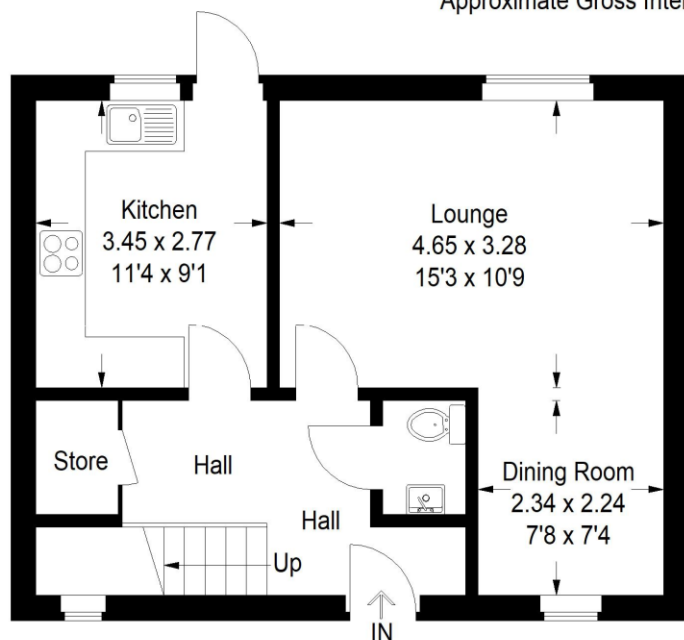
Externally

The property boasts generous gardens to rear which are paved and chipped for easy maintenance. Gated driveway provides off street parking . The garden shed is included within the sale price.

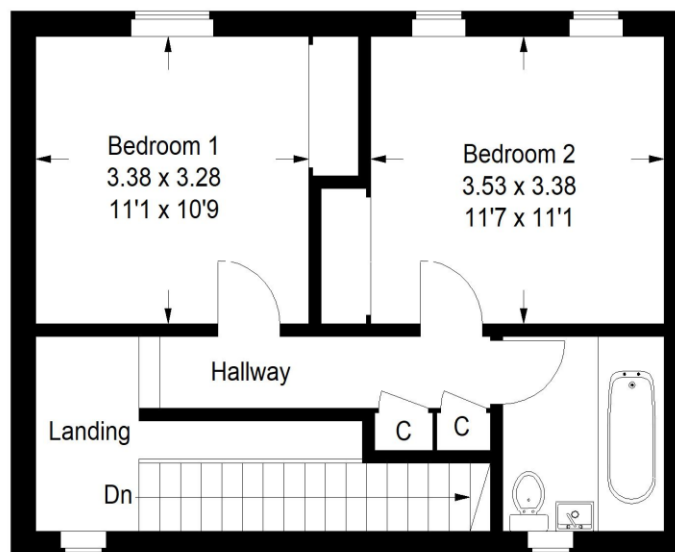


19 Abbotsford Rise, Livingston

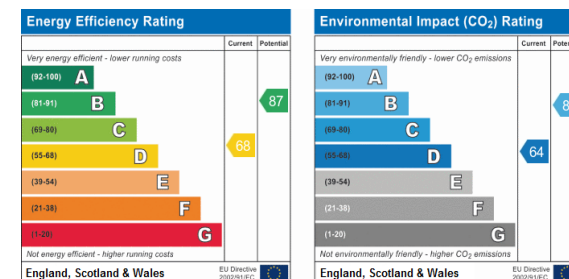
Approximate Gross Internal Area = 89.3 sq m / 961 sq ft



Ground Floor



First Floor



Extras (Included in Sale)

All floor coverings, light fittings, integrated oven, hob and garden shed.

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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