



- End Terraced House
- 3 Double Bedrooms
- Lounge with Open Plan Dining
- Fitted Kitchen
- Family Bathroom & Cloakroom
- Driveway & Gardens

Alba Property View ...

"Great room proportions, private gardens and driveway to front. An ideal family home"



Alba property are delighted to bring to the sales market this well-presented spacious end terraced three-bedroom property. In ready to move in condition throughout with modern fitted kitchen, bright lounge/diner, family bathroom and cloakroom this property makes the perfect first-time purchase or home for a growing family. Benefiting from driveway, private gardens and fresh décor throughout. With all the modern benefits of gas central heating and double-glazing early viewing is highly advised.

Accommodation

Entrance Hallway 13' 3" x 6' 8" (4.04m x 2.03m)

The entrance hallway gives access to the cloakroom, lounge, kitchen and the upper landing. Large storage cupboard with light offers fantastic storage. Under stair storage cupboard. Laminate flooring.

Lounge 14' 7" x 10' 5" (4.44m x 3.17m)

Well-proportioned lounge with window to front. Open plan to the dining room. Fitted carpet.

Dining Room 10' 4" x 7' 9" (3.15m x 2.36m)

An ideal space for enjoying family meals and entertaining guests. Also, a great work from home office space. French doors lead to the rear garden. Laminate flooring.

Kitchen 12' 6" x 10' 4" (3.81m x 3.15m)

Modern fitted kitchen with a wide range of base and wall mounted units and complementing worktops and splashbacks. Door gives access to the rear garden. Tile effect laminate flooring. Storage cupboard houses the washing machine and fridge.

Cloakroom 4' 8" x 4' 6" (1.42m x 1.37m)

Handy downstairs cloakroom with white w.c and sink. Window to front.





Upper Landing

The upper landing gives access to the three bedrooms and bathroom. Storage cupboard. Hatch gives access to the partially floored loft space with ramsay ladder and light.

Bedroom 1 *10' 7" x 9' 8" (3.22m x 2.94m)*

Double bedroom decorated in neutral tones with window to front. A bright room with ample space for free standing bedroom furniture. Fitted carpet.

Bedroom 2 *14' 1" x 8' 9" (4.29m x 2.66m)*

Second generous double bedroom with window to rear. Built in wardrobes to one wall and ample space for additional bedroom furniture. Fitted carpet.

Bedroom 3 *11' 2" x 11' 0" (3.40m x 3.35m)*

Third generous double bedroom decorated in neutral hues. Fitted wardrobes with sliding doors to one wall and ample space for additional bedroom furniture. Fitted carpet. Window to rear.

Family Bathroom *9' 7" x 8' 7" (2.92m x 2.61m)*

The four-piece family bathroom completes the accommodation. Fitted with white suite comprising of w.c, wall hung sink, shower cubicle and bath. Tiling to floor and walls. Window to front.

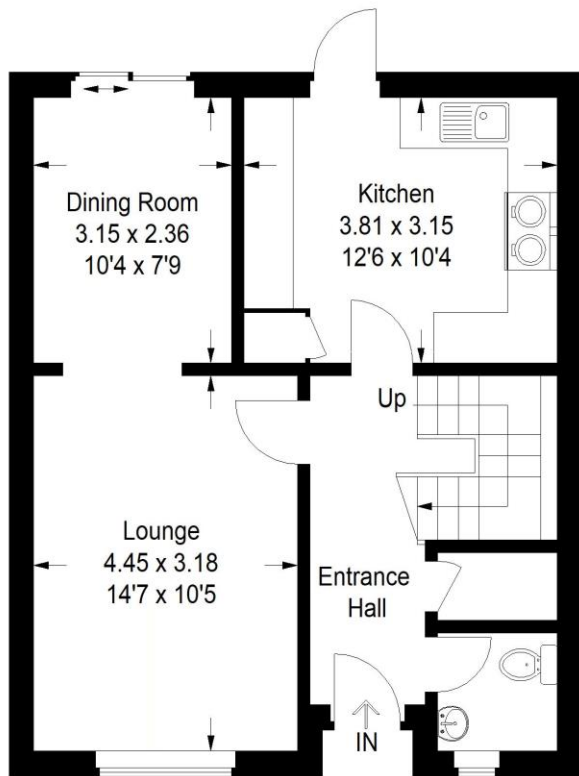
Externally

This wonderful home offers private, well kept gardens to both front and rear. The front garden is chipped and benefits from a driveway for off-street parking. The fully enclosed rear garden is again paved and chipped for enjoying the summer months. The garden shed is included within the sale price.

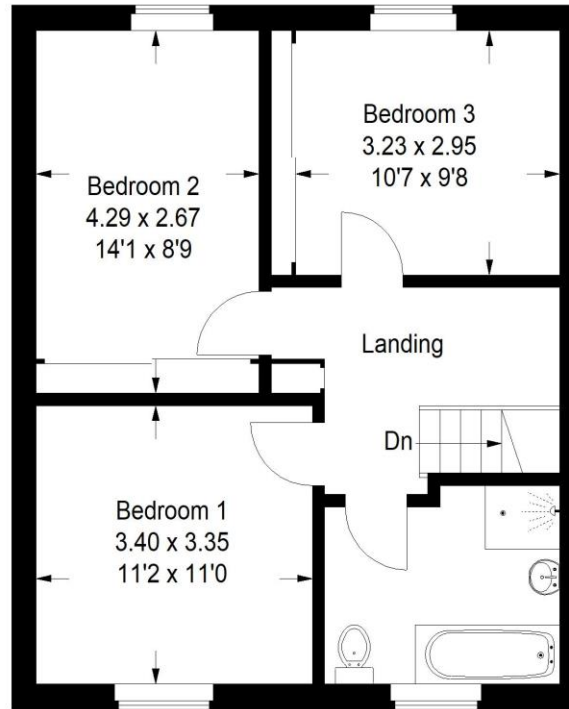


95 Beech Place, Livingston

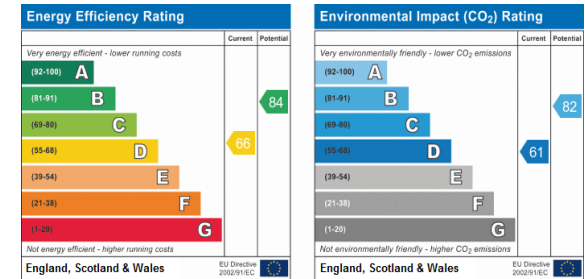
Approximate Gross Internal Area
98.1 sq m / 1056 sq ft



Ground Floor



First Floor



Extras (Included in Sale)

All floor coverings, blinds, light fittings, free standing cooker, washing machine, fridge, integrated freezer and garden shed (no warranty)

Area

Beech Place is situated close to Livingston North train station with excellent bus links, offering services to Edinburgh and Glasgow. This property is ideally placed for the commuter. It is also in the catchment area for Peel Primary School in Elburn. Local amenities are just a short walk away including Elburn Park. Livingston itself offers the full range of amenities including nursery, schools, as well as dental and medical facilities. St John's hospital is also close by. There are also excellent shopping and leisure facilities available.

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.



01506 500 999

www.AlbaProperty.co.uk

**Call us to arrange a FREE home valuation.
Our Guarantee – No Sale, No Fee.**

