



RE/MAX PROPERTY



***33 Jones Green,
Livingston, West Lothian, EH54 8QB***

- **Pretty Mid-Terraced House**
- **Lounge With Double Height Ceiling**
 - **Breakfasting Kitchen**
 - **1 Double Bedroom**
 - **Family Bathroom**
- **Private Gardens To Front & Rear**
 - **On-Street Parking**
 - **Popular Location**

****CHARMING 1 BEDROOM MID-TERRACE PROPERTY IN A GREAT LOCALE!****

Niall McCabe & Remax Property are thrilled to present to the market this stylish and seldom available 1 bed mid terraced villa, situated in a highly desirable area of Livingston. The property comprises of lounge area, breakfasting kitchen, 1 double bedroom and bathroom. The property further benefits from large gardens to the front and rear – the ideal spots to relax & entertain!

Carmondean is ideal, with the local neighbourhood offering a wide variety of amenities. At the nearby Carmondean Centre there is a medical centre, library, Morrisons supermarket and pharmacy included in the facilities. Also available within a short 10 minute walk is Livingston North Railway Station, Deer Park Golf and Country Club and Dechmont Law Park (A Woodland Trust Area). Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North railway station is close-by and there is also easy access to Uphall and Livingston south railway stations. Deer Park Country and Club and Golf Course is just 5-minute drive away. There are several pleasant walks locally within the surrounding countryside.

Freehold Property
Council Tax Band B



Lounge Area

14' 6" x 11' 11" (4.42m x 3.62m)

The bright and spacious open plan lounge features a double height vaulted ceiling wall mounted sconces and a stylish wood staircase to the upper mezzanine level – adding a sense of panache to the property. In this area there is ample floorspace for various furniture formations & a large window overlooking the front aspect – flooding the room with an abundance of natural light.

Kitchen/Breakfast Room

10' 7" x 8' 2" (3.23m x 2.48m)

Located to the rear of the property & handily accessed via the lounge, here you enter the well-equipped kitchen. The space enjoys a host of base & wall mounted White units with complimenting worktop & splashback design. There is also space for freestanding appliances, pretty laminate flooring and a door which leads to the rear garden, thus giving a great sense of connectivity.



Principal Bedroom

14' 6" x 10' 7" (4.42m x 3.23m)

The mezzanine level bedroom impresses from the outset! Accessed via a feature wooden stairway here you access the sleeping quarters. The space is ideal with ample fitted wardrobes, a flexible footprint for furniture and a neutral décor palette.

Family Bathroom

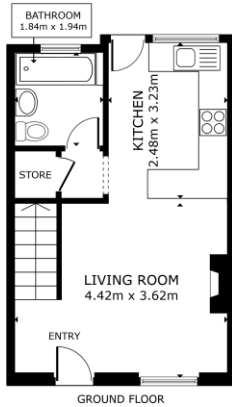
6' 4" x 6' 0" (1.94m x 1.84m)

Completing the internal accommodation is a crisp 3-piece suite which comprises of a large bathtub with overhead shower, wash hand basin & W.C – there is also pretty wall tiling and a rear glazed window.

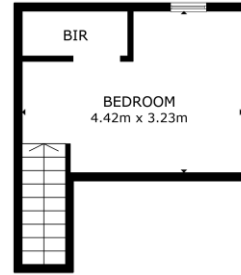


Exterior

Externally, the property is accompanied by private gardens to the front & rear. The rear garden is a gardener's paradise with mature shrubbery, planting & is the ideal spot to really make your own! There is also a large, decked terrace which is ideal for dining Al-Fresco during those long summer evenings. The front garden enjoys dual Conifer bushes, and chipped area which borders a path perfectly leading to the front door. Parking is on-street.



GROUND FLOOR
GROSS INTERNAL AREA
GROUND FLOOR 30.2 m² FLOOR 1 15.9 m²
TOTAL - 46.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

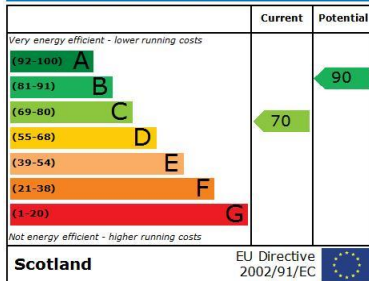


FLOOR 1

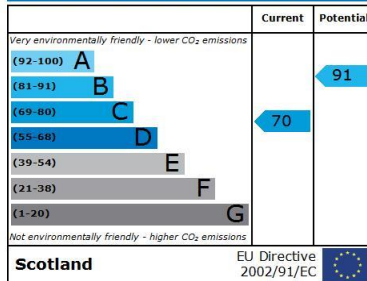
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Energy Efficiency Rating



Environmental (CO₂) Impact Rating



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