



RE/MAX PROPERTY



Don Drive, Livingston,
West Lothian, EH54 5LR



****IMMACULATELY PRESENTED**** ****THREE BEDROOM TERRACED VILLA ****

Janice Bennie and RE/MAX Property are delighted to offer to the market this seldom available, fabulous and very spacious 3-bedroom terraced family villa situated in the sought-after area of Don Drive, Craigshill. Promising a well-connected location, within easy reach of picturesque parks and green spaces, local convenience stores and major road and rail links, this bright & airy terraced villa has been impeccably well looked after is an absolute credit to the current owners. Delightfully bright and deceptively spacious terraced villa the popular area of Craigshill, Livingston. This is a three-bedroom property offers fantastic accommodation in a highly sought after location. This property offers great value for money and benefits from spacious rooms and generous storage. Accommodation comprises: Entrance Hallway, Kitchen/Breakfasting Area, Lounge, Dining Room, Downstairs W.C., Three Bedrooms and Shower Room.

Don Drive is an incredibly popular residential area of Craigshill, an area in the heart of Livingston. It is close to local amenities and is well served by bus services and schools. It is within easy reach of the town centre, St John's Hospital and the Civic Centre. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Council Tax Band - A Tenure - Freehold Factor Fees - N/A

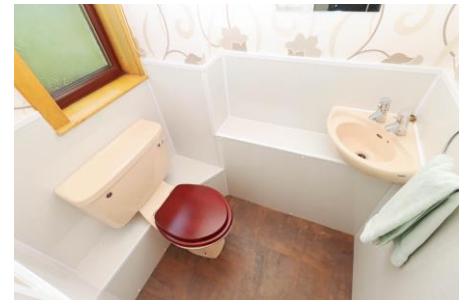
The home report can be accessed from our website.

- **Fabulous Family Villa**
- **Three Large Bedrooms**
 - **Kitchen**
 - **Lounge/Diner**
 - **Downstairs W.C**
 - **Shower Room**

Entrance Hallway

10' 9" x 7' 1" (3.27m x 2.15m)

Accessed through the UPVC door this area offers an inviting introduction to the home and sets the tone for the immaculate interiors to follow. The hall is decorated in a neutral pallet with wood effect flooring leading to all the rooms on this floor with a centre light providing lighting in this area which is also served with a wall mounted radiator.



Downstairs W.C.

4' 0" x 4' 9" (1.21m x 1.44m)

There is the added benefit of a downstairs cloakroom, with wall mounted corner wash hand W.C, the light is provided by a front facing opaque window and the room also has a central light and vinyl flooring.

Lounge/Diner

22' 6" x 11' 3" (6.85m x 3.43m)

This impressive Lounge/Diner looks out over both the large South facing rear garden and also the front garden area, which allows an abundance of natural light to flood the room. The spacious living area offers plenty of room for comfortable seating and dining arrangements and offers an attractive expanse to relax in and comes complete with 'feature fire' which acts as focal point for room. There is carpeted flooring, a centre light and wall mounted radiators.

Kitchen

11' 4" x 11' 5" (3.46m x 3.48m)

The kitchen is well-appointed with a wide range of wood effect cabinetry complimented by contrasting worktops providing plentiful workspace. There is plentiful space for a combination of freestanding appliances. The superb space is flooded with light from the large South facing window to the rear of the property and allows flexible scope for alternative configurations. There is wood effect laminate flooring, a centre light, wall mounted radiator and ample power points. Access to the rear garden is via the UPVC door.

Upstairs Hallway

7' 1" x 5' 9" (2.15m x 1.74m)

Rising up from a plush carpeted staircase, the upper landing is bright & airy and gives access to the accommodation on this floor & the loft area.

Shower Room

7' 3" x 5' 5" (22.64m x 1.65m)

The immaculate shower room offers a white three-piece suite comprising of; Walk-in corner shower enclosure with electric overhead shower, wash-hand basin & WC. It also boasts a striking wall tile design with tiled flooring and a UPVC ceiling with inset downlights. There is a wall mounted radiator and large glazed opaque window to the side of the property which allow additional light to flood the room.

Bedroom 1

11' 5" x 11' 6" (3.47m x 3.50m)

Having a large window to the rear of the property the spacious master bedroom benefits from having ample space for a range of bedroom furniture. The room has carpeted flooring, radiator and a centre light.

Bedroom 2

11' 3" x 11' 6" (3.43m x 3.5m)

Bright and spacious double bedroom with carpeted flooring decorated in neutral colours. Complete with a wall mounted radiator, centre light and ample power points and the window formation to the rear of the property providing natural light.

Bedroom 3

11' 4" x 7' 2" (3.46m x 2.18m)

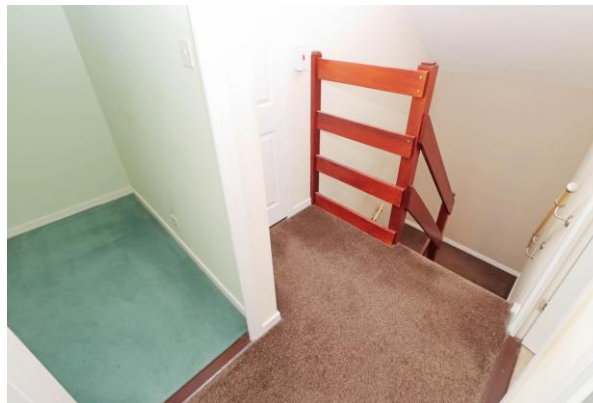
Bright and spacious double bedroom with carpeted flooring decorated in neutral colours. Complete with a wall mounted radiator, centre light and ample power points and the window formation to the rear of the property providing natural light.

Front of Property

To the front there is a fenced garden area with paved access to the UPVC door.

Rear Garden

The house is backed by a large, enclosed, South facing garden providing access to the property through the UPVC door leading into the kitchen. There is a large lawn with a paved area beside a wooden shed making this an inviting, peaceful space for enjoying sun throughout the day in addition to those summer barbecues.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.

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