



RE/MAX PROPERTY



22 Almondvale Lane, Livingston,
West Lothian, EH54 6GL



A wonderful two bedroom ground floor apartment in an ideal locale. This walk-in property would make an ideal purchase for an individual, couple or investor. Lorna MacDonald and RE/MAX Property delighted to offer to the market this home in Almondvale Lane, Livingston, EH54 6GL.

The location is ideal, with the local neighbourhood offering a wide variety of amenities. Being centrally located in Livingston, it is a short walk to The Centre and Livingston Designer Outlet Centre, where there is a vast array of facilities, including: a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services, as well as many supermarkets. 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 and South railway station are easily accessible. The Deer Park Country and Club and Golf Course is just a 10-minute drive away. There are several pleasant walks locally within the surrounding countryside. Nursery, primary and secondary schooling as also locally located.

Entrance Hallway

Entrance to the building is through a secure wooden and glass door, leading along the carpeted corridor to the wooden door of the property. The modern décor begins with grey painted walls, with a feature grey papered section and a blue painted wall, and laminate to the floor. There is a generously sized cupboard for storage found in the hall. There are two ceiling lights, a radiator and a power points to complete this area.

Lounge

5.355m x 4.173m (17'06" x 13'08")

This inviting social space is decorated with carpet to the floor, beige and blue painted walls and a feature papered section. Two large windows to the front and side of the property allow in lots of natural light. Two ceiling lights, two radiators, an intercom handset and power points also provided.

Breakfasting Kitchen

3.818m x 1.741m (12'06" x 5'08")

The welcoming kitchen has several wall and floor mounted units with white frontages which are complimented by wood effect laminate work surfaces and white tiled splashback. The décor is finished with two grey and two brown painted walls and laminate to the floor. There is an under counter oven and a built in four ring gas hob, and a stainless steel extractor hood, which will be included in the sale. There is also space for a tall fridge freezer and an under counter washing machine. The sink area comprises of a mixer tap over a stainless-steel sink with drainer. The window to the front allows in natural light and is further complemented by two ceiling lights. A radiator, and extractor fan and power points complete this room.



Primary Bedroom

3.438m x 3.264m (11'03" x 10'08")

A wonderful room which is finished with grey painted walls, a patterned papered wall, and carpet to the floor. The window to the rear allows in natural light and is complemented by a ceiling light. A built-in wardrobe provides an abundance of hanging and shelving space, with a second cupboard providing further storage space in the room. A radiator and power points complete the room.

En-Suite Shower Room

2.336m x 1.481m (7'07" x 4'10")

This fantastic, modern, room is finished with wood effect vinyl to the floor, light grey painted walls with brown tile splashback behind the sink and matching tiles in the shower area. The suite comprises of a shower cubicle with an electric shower, a close coupled toilet and a pedestal sink. There is a ceiling light, a radiator and an extractor fan finishing the room.

Bedroom Two

3.404m x 2.719m (11'02" x 8'11")

The delightful second double bedroom is finished with mainly grey painted walls, a feature papered wall, and carpet to the floor. The rear facing window allows in natural light and is enhanced by a ceiling light. A radiator and power points complete the room.

Bathroom

2.328m x 1.718m (7'07" x 5'07")

The bathroom boasts a white 3-piece suite comprising of a bath, a built in vanity unit with inbuilt sink and back to wall toilet. Finished with neutral tiles around the bath and vanity splashback, with the remaining walls cream painted. There is cream tile effect vinyl to the floor. A ceiling light, shaver socket, extractor fan and a radiator are also provided.

External area

There is an abundance of parking to the front and shared green space surrounding the property.

Additional Items

All fitted floor coverings and kitchen appliances mentioned, will be included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

VIEWING

Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

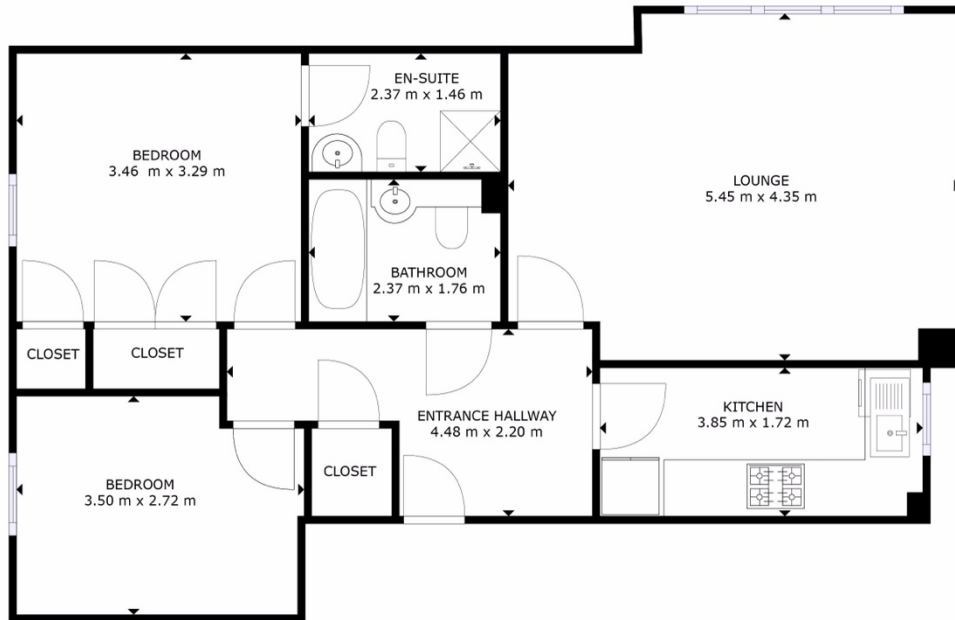
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.







FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN: 71 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland	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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