

33 Lindsay Way, Livingston, EH54 8LQ



Newman Properties Are Delighted To Offer To The Market This Excellent Three Bedroom Detached Property In Sought After Area Of Knightsridge.

The property sits on a good-sized plot and comprises of reception hall, lounge, modern fitted kitchen, three bedrooms, WC and family bathroom. The property benefits from double glazing, gas central heating throughout and an allocated parking space.

Externally there are gardens to front and rear. Rear garden is fully fenced for privacy and is laid to lawn with a paved patio, front garden is laid to lawn with paved pathway.

The property is well located and is convenient for all local amenities. Livingston offers excellent shopping facilities at the extensive Almondvale Centre, Livingston Designer Outlet and the new Elements Centre. Primary and secondary schools are within easy reach. The commuter is well catered for with motorway; trunk roads and a rail link all offering rapid alternative transport to Edinburgh, Edinburgh Airport, Glasgow and throughout Central Scotland. The West Lothian area and Livingston in particular also offers a variety of recreational, leisure and entertainment amenities

Public transport from Livingston is good with regular bus and rail services. Easy access from this area to the M8 Edinburgh to Glasgow motorway.

VIEWING IS HIGHLY RECOMMENDED

Fixed Price
£122,995

Ref:
LWL33



Reception Hallway

Enter through UPVC door into the reception hallway. Access to lounge, kitchen and WC from the hallway. Walk in storage cupboard, radiator and vinyl flooring. Carpeted stair to upper hallway.

Lounge

15'7 x 10'6 (4.74m x 3.19m)

This spacious lounge is an excellent sized room with a window overlooking the rear garden. Radiators, coving, power points and walk in storage cupboard. Flooring is carpet.

Kitchen

11'11 x 10'4 (3.64m x 3.14m)

The fitted kitchen has a good range of white high gloss wall and base units Gas hob, electric oven & hood, stainless steel sink and drainer. Radiator and vinyl flooring.

WC

Ground floor WC fitted with white WC and wash hand basin, vinyl flooring and small window to front.

Upper Landing

Carpeted staircase leads to upper hallway which provides access to the three bedrooms and family bathroom. Shelved storage cupboard and window to front. Carpeted flooring.



Master bedroom

12'3 x 9'6 (3.74m x 2.89m)

This airy master bedroom has a window overlooking the rear of the property, built in wardrobe with drawers, hanging rail and shelves. Radiator, power points and carpeted flooring.

Bedroom Two

12'3 x 5'9 (3.74m x 1.76m)

This rear facing bedroom has an alcove with a hanging rail and shelf. Radiator, power points and carpeted flooring.

Bedroom Three

12'3 x 5'9 (3.74m x 1.76m)

This bedroom also has a window to the rear. Radiator, power points and carpeted flooring.

Family Bathroom

The family bathroom fitted is with white three-piece suite comprising of, WC, wash hand basin and bath and over bath shower. Radiator, tiled walls, vinyl flooring and window to front.

Other

Externally there are gardens to front and rear. Rear garden is fully fenced for privacy and is laid to lawn with a paved patio, front garden is laid to lawn with paved pathway.



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Strictly by appointment through either Newman Properties on 01506 635800, or Ann Newman the Estate Agent, on 07787 577 607.

OFFERS

All offers should be submitted to:
Newman Properties
32 -34 King Street
Bathgate
EH48 1AX
Telephone 01506 635800

INTEREST

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

THINKING OF SELLING?

To arrange your FREE MARKET VALUATION, simply call Newman Properties on 01506 635800 TODAY

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