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104 Waverley Crescent
 ELIBURN, LIVINGSTON, WEST LOTHIAN, EH54 8JR

104 WAVERLEY CRESCENT

ELIBURN, LIVINGSTON

The town of Livingston offers a selection of amenities to include a nursery, primary and secondary schooling, supermarkets - including ASDA Wallmart, cinemas, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town offers a wealth of shops and specialist stores housed in the main Almondvale Centre and Livingston Designer Outlet. Livingston is also well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh, both of which offer International Airports. The town is also served by a mainline railway station (Livingston North is approximately 0.2 miles away) and bus station giving access to surrounding areas and beyond. There are also a number of country parks, country walks and for the golfing enthusiast, Deer Park Country Golf Club is just over one and a half miles away.

Part Exchange available. We are delighted to bring to the market this beautiful four-bedroom semi-detached home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs. The property is finished to a high standard throughout. The property comprises of an entrance hallway leading to a bright airy front facing lounge, offering good furniture configurations. Just off the lounge is the fourth

double bedroom, bright airy and generous in size complete with built in wardrobe. The fully fitted kitchen/diner has been fitted to include a good range of floor and wall mounted units, gas cooker, cooker hood, electric oven, space for washing machine, tumble dryer, and fridge freezer, the kitchen also benefits from a large walk-in cupboard, making this the ideal kitchen for the aspiring chef. There is also ample space for a dining table making this the perfect are for dining and relaxing with family and friends. Access to the back garden via patio doors and an additional side door.

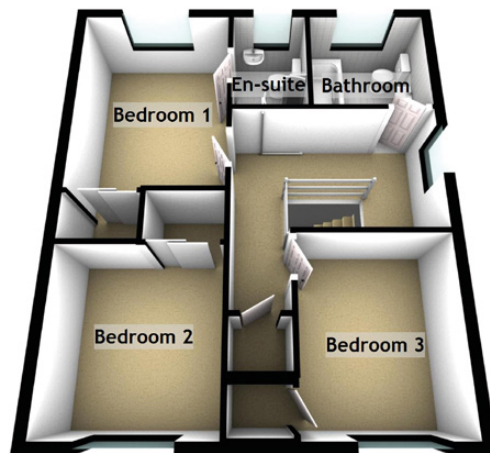
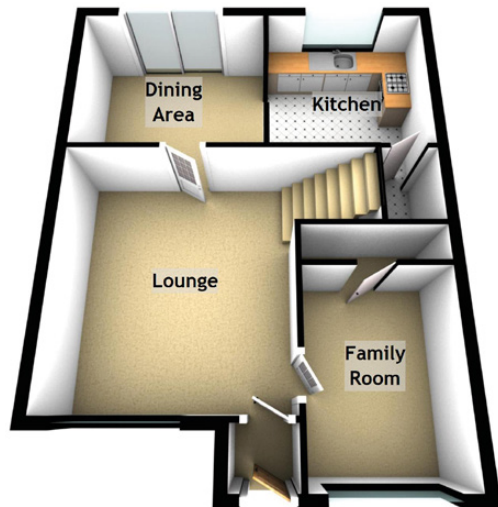
Journey upstairs to find three bright and airy double bedrooms all benefiting from built in storage and offering space for good furniture configurations. The master bedroom also benefits from a newly fitted en suite, walk in shower from mains, WC and wash hand basin. The also newly fitted family bathroom completes the property internally with electric shower over bath, wash hand basin and WC. Also on the upper landing is access to the partially floored attic, offering great storage, as well as an additional storage cupboard at the top of the landing.

Externally there is a driveway to the front providing ample off-street parking, the front garden is laid to lawn. The back garden is the same, also being a secure area, perfect for a family with children or pets and complete with garden shed.

The property also benefits from Gas Central heating, double-glazing and alarm system.



"FANTASTIC FOUR BEDROOM SEMI DETACHED VILLA"



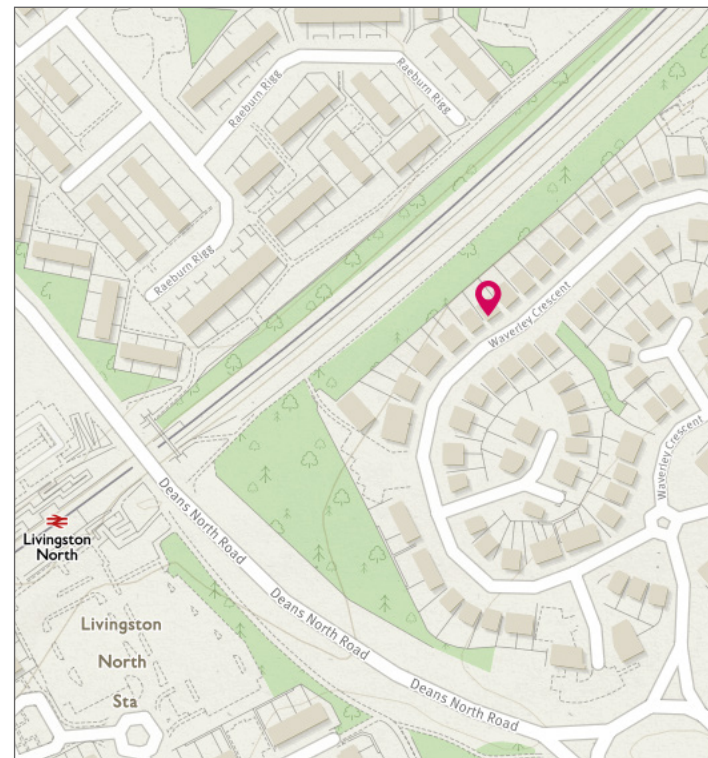
Approximate Dimensions
(Taken from the widest point)

Lounge	4.40m (14'5") x 3.90m (12'10")
Kitchen	2.90m (9'6") x 2.80m (9'2")
Family Room	3.97m (13') x 2.40m (7'10")
Dining Area	3.40m (11'2") x 2.80m (9'2")
Bedroom 1	3.50m (11'6") x 2.80m (9'2")

Bedroom 2	3.00m (9'10") x 2.80m (9'2")
Bedroom 3	3.20m (10'6") x 2.60m (8'6")
Bathroom	1.90m (6'3") x 1.90m (6'3")
En-suite	1.90m (6'3") x 1.40m (4'7")

Gross internal floor area (m²) - 100m²

EPC Rating - C



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Part
Exchange
Available

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Text and description
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Surveyor



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