



96
Victoria
Street

Livingston
West Lothian
EH54 5BH

Two bedroom flat

Ideally placed for the commuter



Scan Here!



2 BED



1 BATH

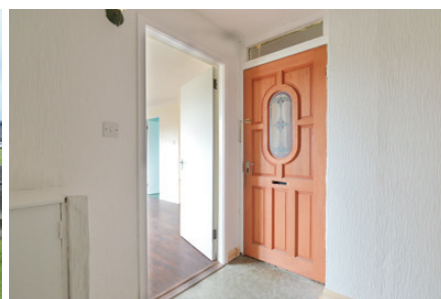


M8
ROAD LINKS

ENERGY

D

EPC RATING



The town of Livingston offers a selection of amenities to include: nursery, primary and secondary schooling, supermarkets - including ASDA Wall Mart, 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 MacArthur Glen Outlet Centre. 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 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.



977 Victoria Street is an ideal property for the investor or possibly the first time buyer situated within a popular residential area. The property is ideally placed for the commuter with easy access by road or rail. The property is accessed via the communal stairwell. On entering the property a bright and spacious lounge/dining room benefits from front and rear windows. The kitchen is located off the lounge, and will require upgrading to the new owners own specification, complete with oven and ceramic hob. There are two good sized bedrooms which are double in size, with the front bedroom benefiting from a large storage cupboard, the family bathroom with white suite is partially tiled, with shower over the bath, which completes the accommodation on offer.

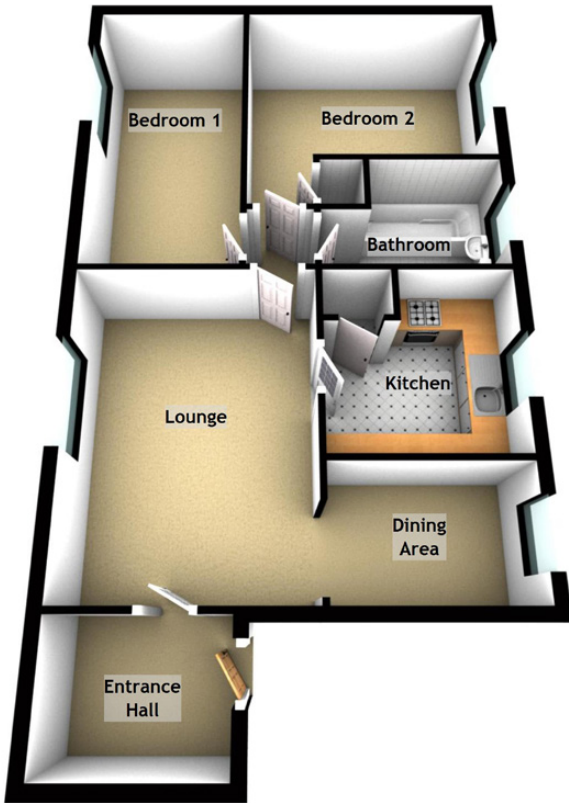
96 Victoria Street Livingston



"...an ideal property for the investor or possibly the first time buyer situated within a popular residential area..."



Ground Floor



APPROXIMATE DIMENSIONS

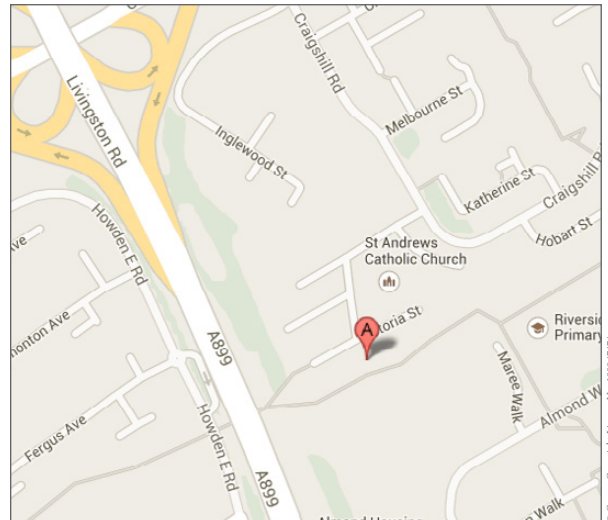
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.46m (11'4")
Kitchen	2.66m (8'9") x 2.44m (8')
Dining Area	2.77m (9'1") x 2.20m (7'3")
Bedroom 1	4.69m (15'5") x 2.48m (8'2")
Bedroom 2	3.88m (12'9") x 2.81m (9'3")
Bathroom	2.68m (8'10") x 1.82m (6')

EXTRAS

(Included in the sale)

Sold as seen.



McEwan Fraser Legal

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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Text and description
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Photographer



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