

Fantastic two bedroom flat

Early viewing recommended







14b Melbourne Street

Livingston, EH54 5HW

Scan Here!

2 BED

1 BATH

ON STREET

ENERGY D EPC RATING

McEwan Fraser Legal

Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0131 524 9797
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available

146 Melbourne Street

Livingston







Craigshill is a residential area in the East of Livingston. 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.

Craigshill is also well placed for the commuter with road links via the M8 motorway network to Glasgow and Edinburgh. There is a bus stop within walking distance and again gives access to surrounding areas.

Part Exchange available. We are delighted to present to market this two bedroom flat. The flat has been designed to maximise the natural available light to create a modern ambiance, and has been decorated throughout with a contemporary neutral theme and has a host of features to include secure entry system. The accommodation has been arranged to offer both flexibility and individuality and would be the perfect purchase for a first time buyer(s).

A hallway entrance allows access to all apartments. The bright and airy lounge is flooded with natural light. The kitchen includes floor units, space for cooker, fridge freezer and washing machine. The property offers two well-proportioned bedrooms both of which have a range of furniture configurations. Both bedrooms are complimented with built in wardrobes, creating excellent storage space. A three-piece bathroom suite completes the accommodation internally.

The property also benefits from double-glazing, electric heating, secure entry system and on street parking.

"...The flat has been designed to maximise the natural available light to create a modern ambiance..."

















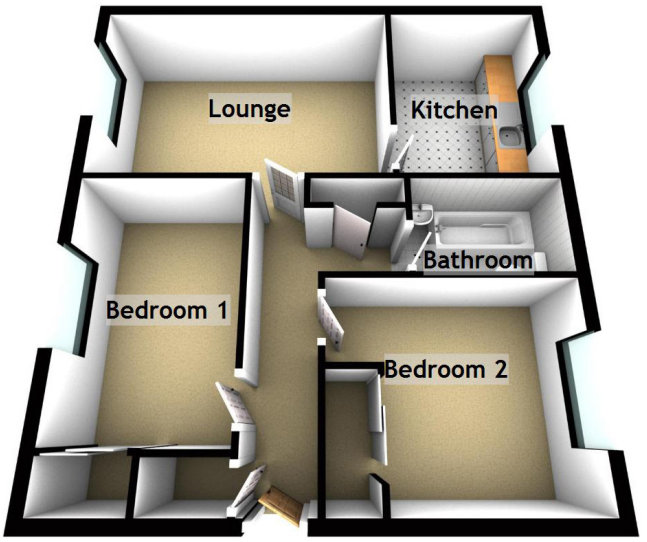












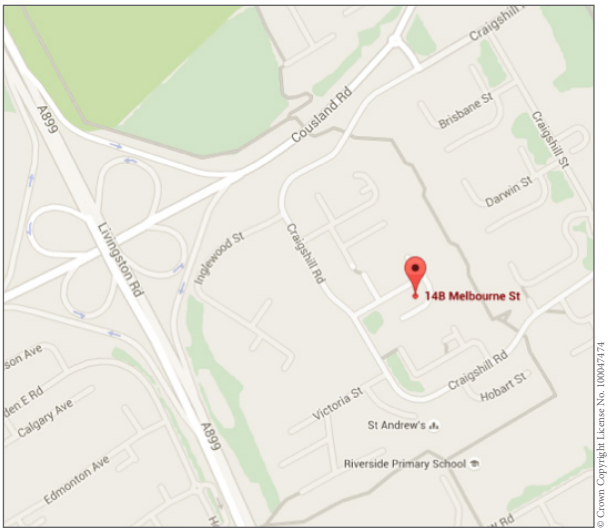
Specifications

APPROXIMATE DIMENSIONS
(Taken from the widest point)

Lounge	4.33m (14'2") x 3.10m (10'2")
Kitchen	3.10m (10'2") x 2.88m (9'5")
Bedroom 1	3.90m (12'10") x 2.50m (8'2")
Bedroom 2	3.60m (11'10") x 3.10m (10'2")
Bathroom	2.74m (9') x 1.50m (4'11")

GROSS INTERNAL FLOOR AREA (M²)

58 Square Metres or thereby



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GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 — THE SUNDAY TIMES / THE TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 — THE SUNDAY TIMES / THE TIMES

Part Exchange

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



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