Spacious end terraced three bedroom villa

Situated in a popular residential area









27 Lochbank

Ladywell, Livingston, West Lothian, EH54 6EQ

Scan Here!

3 BED

1 BATH + WC

ON STREET

ENERGY C 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

27 LOCHBANK
LADYWELL

For entertainment Livingston has a wealth of great cafes, bars and restaurants. And if the buzz of Edinburgh calls, you can be in the city centre, by rail, in less than half an hour, to enjoy world class venues for theatre, ballet, the Festival, the Tattoo and other seasonal entertainments. Easy access to the M8 and M9 motorway networks ensure swift travel times to Edinburgh airport, throughout the central belt and beyond. Excellent shopping experiences abound at The Centre; a comfortable all year fest of famous brands and services for your delight and delectation Highly regarded educational facilities are equally accessible. There are also great local nurseries providing all day and wrap around. In the surrounding area there is an abundance of countryside to explore. From the Bathgate hills to the Pentlands, not to mention close to home, Polkemmet, Beecraigs and Almondell, three beautiful country parks, with a great variety and opportunity for outdoor leisure pursuits.

An excellent opportunity has arisen to acquire this end terraced property situated within a popular residential area of Ladywell, Livingston. The property offers superb family accommodation, offering great potential for a growing family.

On entering the property there is a small hallway with a very handy WC and storage cupboard.

The lounge is pleasantly situated to the rear of the property with patio doors giving access to the garden. You will also discover the dining room, currently being utilised as a music room and the kitchen/diner which is fitted with a full range of base and wall mounted storage units, and comes complete with oven, hob, cooker hood fridge freezer and washing machine.

To the upper level, there are three bedrooms, two benefiting from built in wardrobes/storage. You will also find the family bathroom on this level complete with separate shower completes the accommodation on offer.

The property further benefits from gas central heating, double glazing and ample storage throughout, with additional storage that can be found in the attic area. There are front and rear private gardens. On street parking is provided for family and friends.















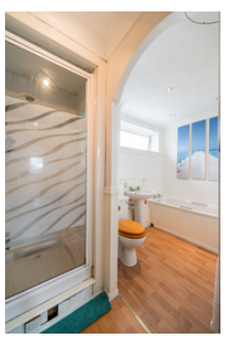


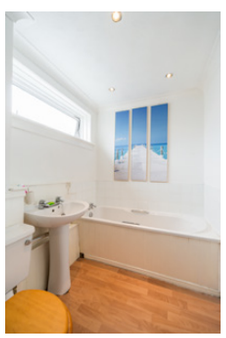


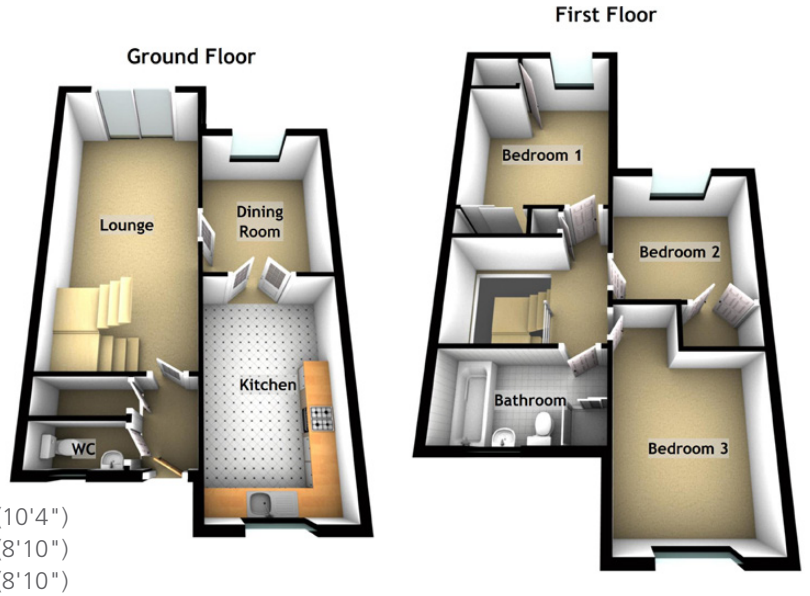












APPROXIMATE DIMENSIONS
(Taken from the widest point)

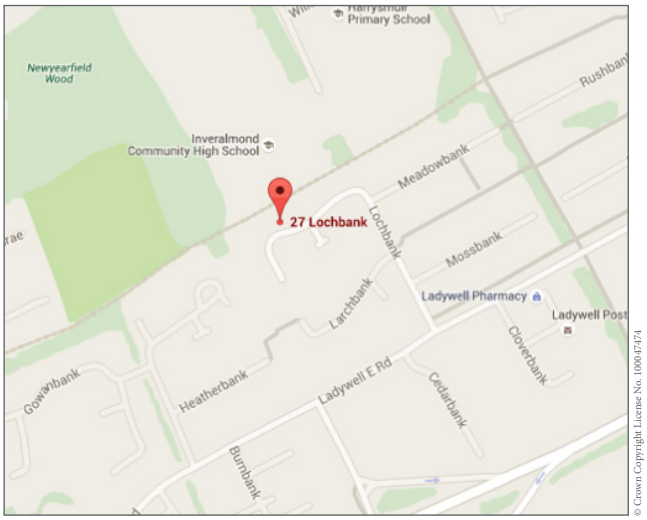
Lounge	6.75m (22'2") x 3.14m (10'4")
Dining Room	3.42m (11'3") x 2.69m (8'10")
Kitchen	4.43m (14'6") x 2.69m (8'10")
Bedroom 1	3.97m (13') x 3.18m (10'5")
Bedroom 2	3.69m (12'1") x 2.85m (9'4")
Bedroom 3	4.37m (14'4") x 2.73m (8'11")
Bathroom	3.15m (10'4") x 1.75m (5'9")
WC	1.86m (6'1") x 0.86m (2'10")

GROSS INTERNAL FLOOR AREA (M²)

105

EXTRAS
(Included in the sale)

All fitted floor coverings, window dressings, light fittings and kitchen appliances as mentioned. There may be the opportunity to purchase additional items under separate negotiation.



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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.

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