





WELCOME TO THE ABERGELDIE

Bangour Village Estate, just outside Livingston, features a collection of 3 and 4-bedroom homes set within over 200 acres of mature woodland

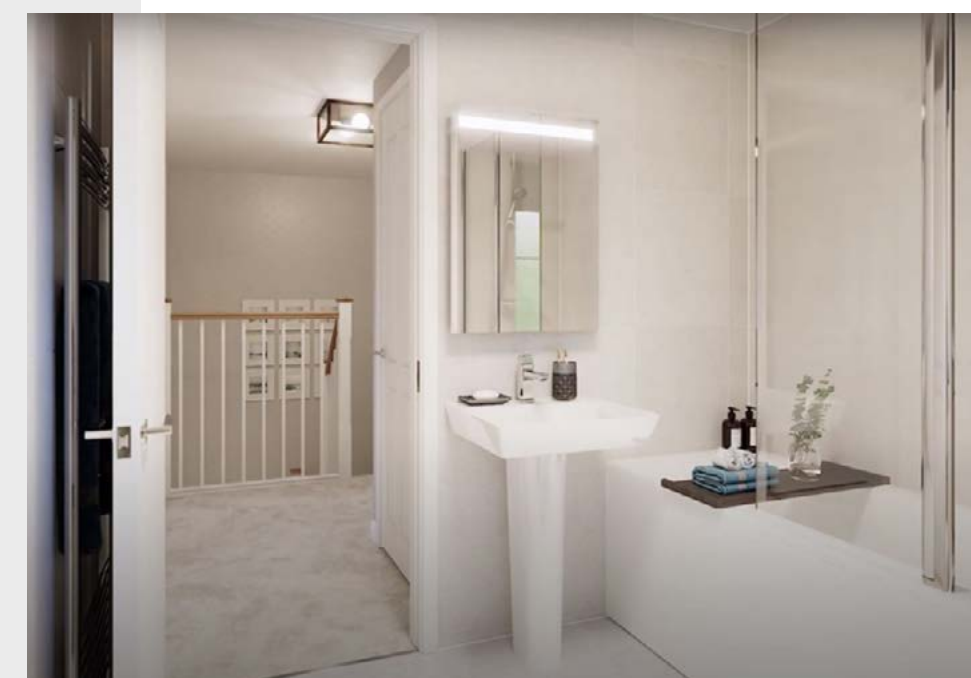
On the ground floor, there is a kitchen/dining area with access to the garden, while on the opposite side of the home, you will find the lounge which features two windows allowing for a light and airy room. You will also find a WC and storage cupboards in the downstairs hall. Upstairs you will find all three bedrooms and the family bathroom. The main bedroom benefits from an en suite.

Welcome home to The Abergeldie

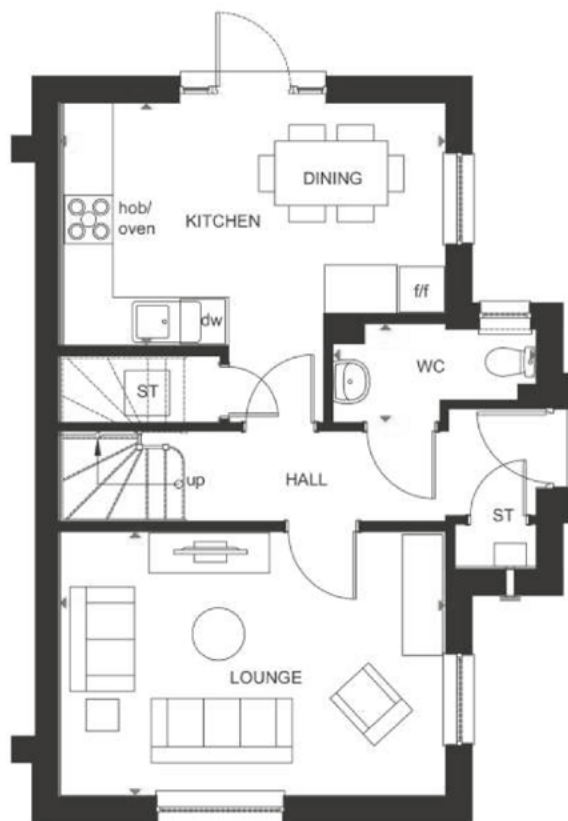
Features of this home

- Ready to view
- Semi-detached home on a corner plot
- South-west facing garden
- Spacious lounge
- Kitchen/dining area
- Asking price from £289,995
- Approximate annual service charge is £450
- This home comes with the following:
- 105% Part Exchange
- OR a 5% Deposit Boost
- Flooring included
- Furniture pack worth over £9,000
- EPC - B
- CB - D

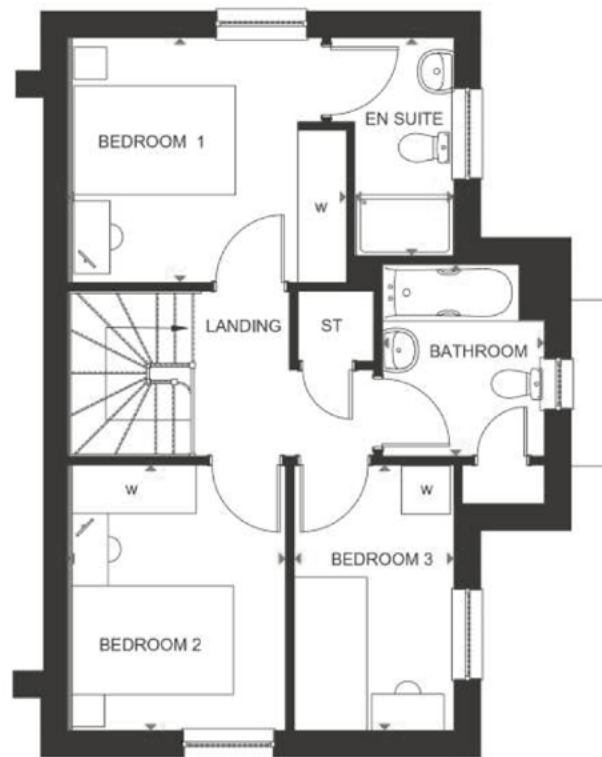
[CLICK HERE TO VIEW THIS PROPERTY](#)



GROUND FLOOR



FIRST FLOOR



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
 EH1 2BW
 0131 516 5366



GLASGOW

160 West George Street
 G2 2HQ
 0141 530 2021



EAST LOTHIAN

33 Westgate
 EH39 4AG
 01620 893 481



DUNDEE

11 South Tay Street
 DD1 1NU
 01382 201 000



BORDERS

01890 880 008



 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.