



101 Buchanan Crescent
LIVINGSTON | EH54 7EF


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An excellent opportunity to purchase this spacious three-bedroom detached family home situated within the popular residential area of Eliburn, Livingston.

The accommodation comprises a bright and spacious living room, which opens into the dining room with patio doors providing access to the rear garden. The kitchen offers ample worktop space and a good range of floor and wall-mounted units. Off the kitchen is a useful utility room and downstairs WC.

Upstairs, the main bedroom benefits from built-in storage and an ensuite shower room, with two further generous bedrooms. The accommodation is completed by a family bathroom with a three-piece suite and shower over the bath.

Externally, the property benefits from a driveway, internal garage and front garden, while the fully enclosed rear garden provides a private outdoor space ideal for relaxing or entertaining

- Three-bedroom detached house
- Bright living room and separate dining room
- Well-equipped kitchen and utility room
- Driveway and internal garage
- Double glazing
- Gas central heating

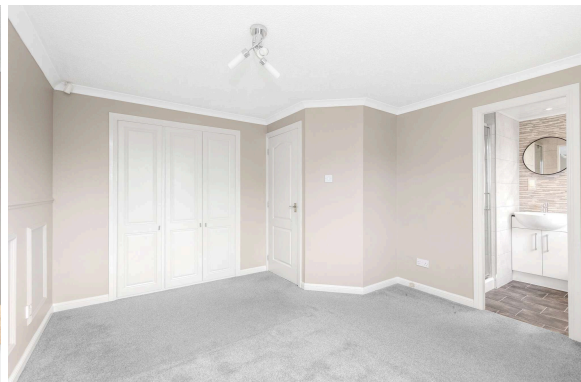
Council tax E. Energy Rating C
Factor - approx £150.00 a year - Trinity

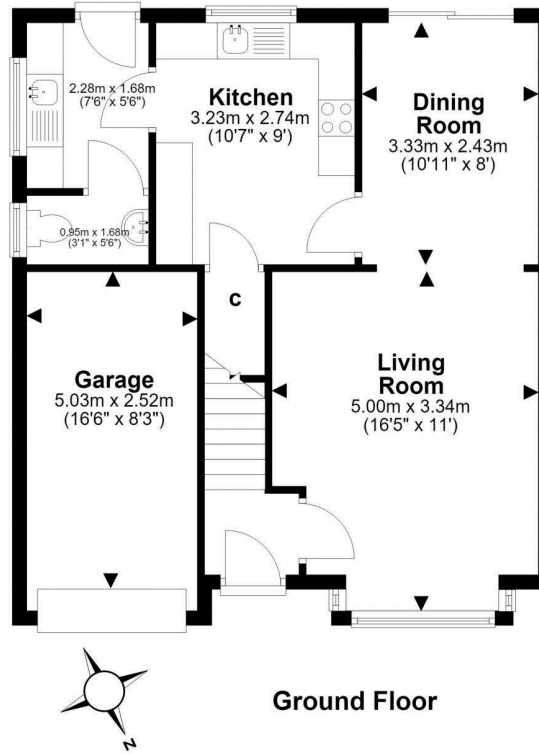
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



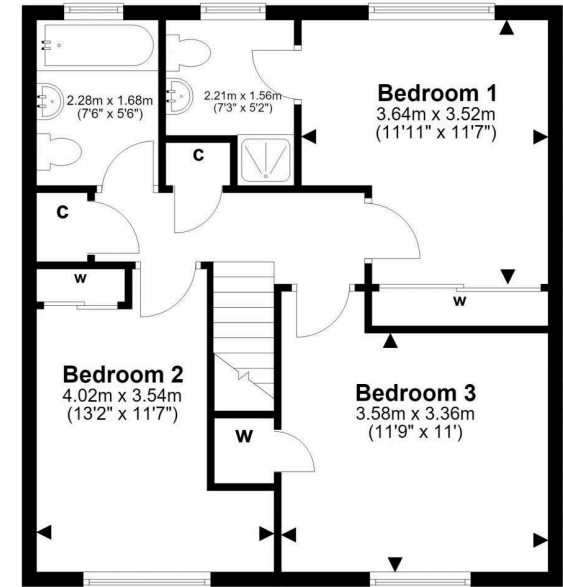
All fixtures, fittings, integrated kitchen appliances, curtains, blinds, washing machine and tumble will be included in the sale.

Livingston is located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, and is bordered by the towns of Broxburn to the northeast and Bathgate to the northwest. For shoppers, the Almondvale Centre and Livingston Designer Outlets (formerly McArthur Glen) are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. Schooling at all levels is provided. Livingston sits within the central belt of Scotland and is an ideal base for commuters, having good road and rail links to Edinburgh, the Airport and Glasgow, whilst regular bus routes run nearby providing local services.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.