



68 Primrose Place
LIVINGSTON | EH54 6RW


warners
solicitors & estate agents



68 Primrose Place

LIVINGSTON | EH54 6RW

A well-presented three-bedroom semi-detached home situated within the popular residential area of Eliburn, Livingston. Offering bright and spacious accommodation over two levels, the property is ideal for families, couples or those requiring flexible living space.

The accommodation comprises a welcoming entrance hallway, bright and spacious living room, and a well-appointed kitchen/diner to the rear. The kitchen offers ample worktop space, floor and wall-mounted units, with patio doors leading to the rear garden. A convenient WC completes the ground floor. Upstairs are two generous double bedrooms, with the main bedroom benefiting from built-in storage. The third bedroom provides excellent flexibility and could be used as a guest room, nursery or home office. The main bathroom features a three-piece suite and over-bath shower.

Externally, the property benefits from a driveway, garage and front garden, while the fully enclosed rear garden offers both lawn and patio areas, ideal for outdoor relaxation and entertaining.

- Three bedroom semi detached house
- Driveway and internal garage
- Fully enclosed rear garden with lawn and patio
- Close to local amenities
- Excellent transport links
- Double glazing and gas central heating

Energy Rating C, Council Tax Band C.

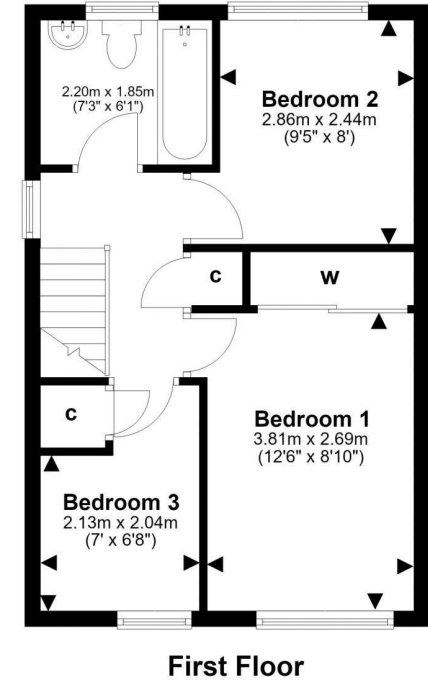
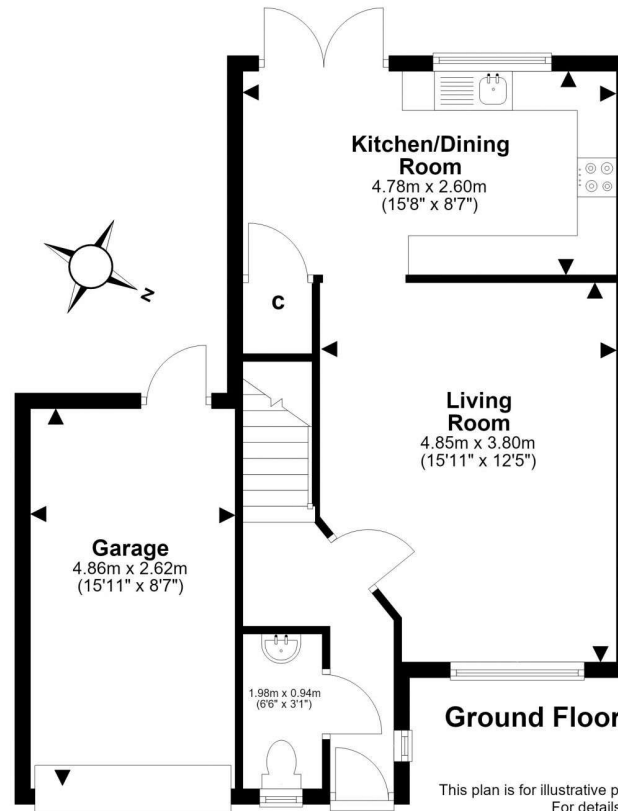
All fixtures, fittings (all light fittings will be replaced with standard fittings) and integrated appliances are included in the sale.

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



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





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.