

RALPH SAYER
SOLICITORS & ESTATE AGENTS

129 Waverley Crescent

Livingston, West Lothian EH54 8JR

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Located in a well-connected residential area of Livingston, this modern mid-terraced home offers attractively presented two-bedroom accommodation, complemented by private gardens to the front and rear and a private driveway. Livingston North station is just a five-minute walk away, providing rail services to Edinburgh and Glasgow, while a selection of primary and secondary schools are also easily accessible on foot.

The entrance door opens into a welcoming hallway with a staircase leading upstairs, before continuing into a light-filled living room offering ample space, a large front-facing window and handy understairs storage. Positioned to the rear, the kitchen features contemporary white cabinetry, tiled flooring, integrated cooking facilities and generous worktop space, with direct access to the rear garden. On the upper floor, the landing connects two bedrooms, comprising a principal double and a second versatile room, ideal for guests or use as a home office, together with a stylish modern shower room. Externally, the property benefits from enclosed private gardens, while a private driveway offers convenient parking.
Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- Contemporary mid-terraced house in Livingston
- Convenient position near everyday amenities and rail links
- Attractive modern interiors
- Welcoming entrance hall and staircase to the upper floor
- Spacious front-facing living room with a large window
- Modern kitchen with integrated appliances and rear door
- Landing with storage
- Two upstairs bedrooms with built-in wardrobes
- Contemporary shower room
- Useful built-in understair storage cupboard
- Private front and rear gardens
- Private driveway
- Gas central heating and double glazing
- Factor: Charles White - approximately £150 per year









Set near Livingston North station, with links to Edinburgh and Glasgow











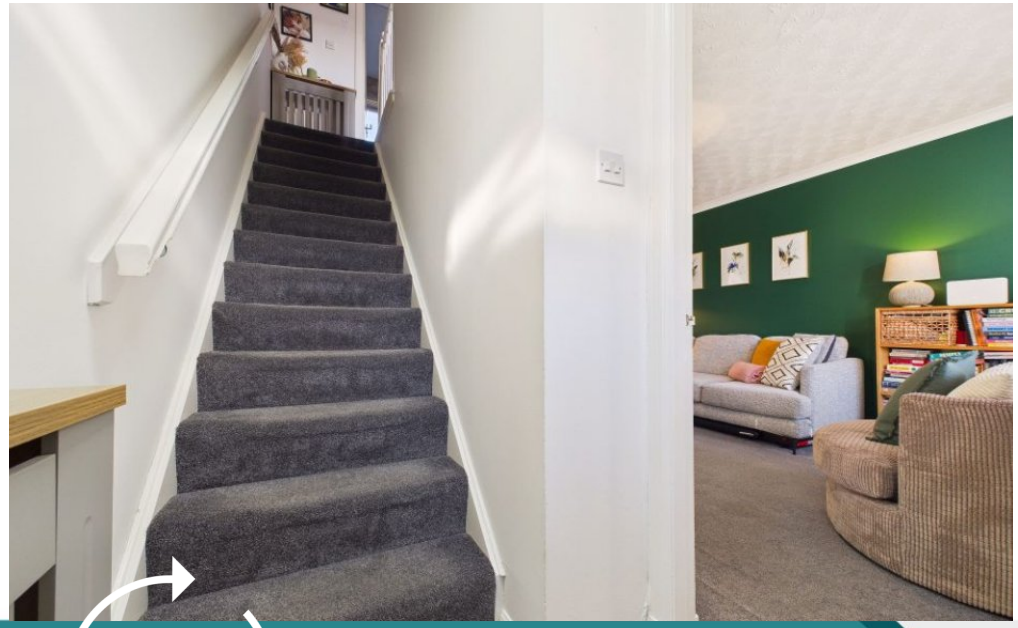



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Livingston

Livingston is a thriving town with some of Scotland's best designer and High Street shops. The area is spoilt for choice when it comes to shopping and leisure facilities, with The Centre housing over 50 shops, various restaurants, and fast-food eateries, and the Livingston Designer Outlet boasting over 70 leading brand stores, cafes, restaurants, and a multi-screen cinema.

The area around Eliburn Park with a large pond, offers lovely walks and cycle paths for those wanting to escape the hustle and bustle. Xcite Livingston is situated close by and offers a leisure pool, health spa, gym, fitness classes, a soft play area, and a café.

For a fun family day out, Almond Valley Heritage Centre offers a museum, play areas, and farm animals. Schooling from nursery to secondary level is well-catered for in Livingston.

Conveniently close to the M8, commuting to Edinburgh or Glasgow by car is easy, and regular day and night trains connect you to the heart of the capital in as little as 20 minutes.

Let us help you find your next
dream property!

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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Floorplan



Council Tax Band:	EPC Band:	Home Report Value:
D	C	£185,000