



34 Clyde Drive, Craighsill, Livingston, EH54 5LF
Offers Over £120,000

RE/MAX Property

Not To Be Missed! One Bedroom Bungalow With South Facing Garden!!

Lauren Beresford and RE/MAX Property are delighted to present to the market this rarely available one Bedroom Bungalow located in Clyde Drive, Craigshill, Livingston, EH54 5LF. Comprising of: Entrance Hall, Lounge, Kitchen, Double Bedroom and Shower Room. This property benefits from a South Facing Garden, newly fitted gas central heating, double glazing and shared parking.

Clyde Drive is located in Craigshill which is in a popular and mature residential district, situated to the East of Livingston Town Centre. It is close to local amenities and is well served by bus services and schools. It is within easy reach of the town centre, St John's Hospital and the Civic Centre. Livingston offers a great selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

The home report can be downloaded from the RE/MAX website.

Freehold Tenure
Council Tax Band A
No Factor fees





Hallway

Size-3.82m x 1.63m

Enter into the Hallway which gives access to the Lounge, Shower Room, Kitchen and double Bedroom. The Hallway has one central light fitting, wallpapered walls, one radiator and laminate flooring. The space benefits from a large built-in sliding wardrobe and a built-in cupboard space (1.68m x 1.56m), the new boiler is situated in here.

Lounge

Size- 4.83m x 3.67m

Good sized Lounge with access to the Kitchen, a rear facing window and an external rear door. Around the room there are two central light fittings, wallpapered walls, one radiator and laminate flooring.

Kitchen

Size-3.19m x 2.13m

Kitchen comprising of: Fitted wall and base units, worktops, space for white goods, integrated electric hob, integrated oven, extractor and stainless-steel sink with mixer tap. There is one central light fitting, tile and wallpapered walls, one radiator and vinyl flooring. Additionally, there is a rear facing window and a sliding door which separates the Kitchen from Lounge.

Shower Room

Size-2.05m x 1.66m

Shower Room comprising of toilet and sink vanity unit along with a walk-in shower with handheld electric shower. There is one central light fitting, tile and painted walls, extractor fan, heated towel rail and tile flooring.

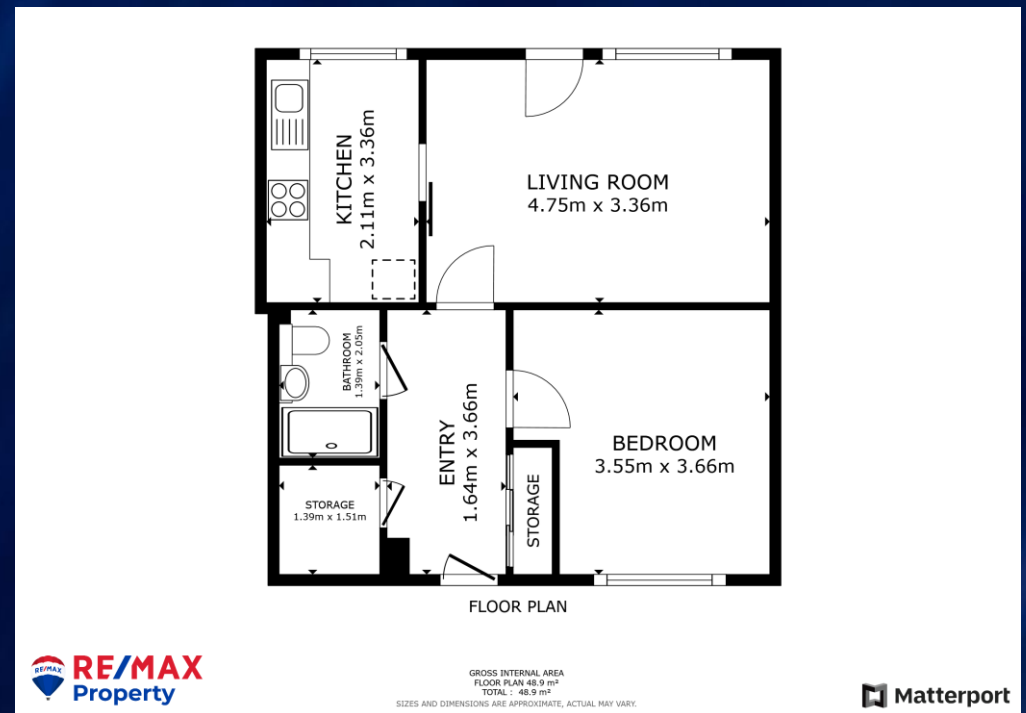
Bedroom 1

Size-3.54m x 3.61m

Excellent sized double Bedroom located at the front of the property. There is one central light fitting, a front facing window, wallpapered walls, one radiator and carpet flooring.

Rear Garden

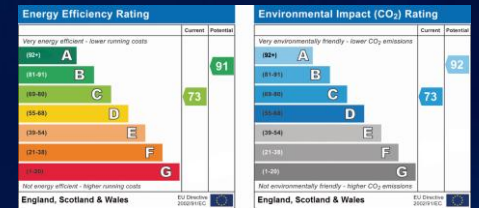
Private South facing rear garden with fence surround and exit via gate. There is a grassed area, slabbed path, mature trees and space for garden storage.





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"Nobody in the world sells more property than RE/MAX"



RE/MAX Property

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