



REMAX
Property

Leven Walk, Livingston, EH54 5AN

Offers Over £104,000



Derrick Mooney & REMAX Property welcomes you to this beautiful three bedroom ground floor apartment, perfect for anyone looking for a turn key property with a modern touch. Step inside and you'll find a spacious contemporary kitchen that's ideal for cooking and entertaining friends. The modern lounge has access to the fully enclosed large rear garden. The built in storage throughout means there's plenty of room to keep things tidy and organised. The sleek and stylish bathroom oozes with high quality finishes. Each of the three bedrooms is generously sized, making it easy to set up a comfortable home office or guest room if you need one. The apartment also comes with a designated parking spot.

Freehold Property.

Council Tax Band A.

EPC C.

No Factor Fees.

Leven Walk is located in Craigshill and is close to local shops and amenities. Craigshill is in a popular and mature residential district, situated to the East of Livingston Town Centre. 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.

Lounge

15' 9" x 12' 2" (4.81m x 3.70m)

Generous sized lounge featuring a soft plush carpet, neutral décor and a large double patio door that leads out to the fully enclosed garden

Kitchen

13' 1" x 10' 1" (3.99m x 3.08m)

Spacious modern kitchen comprising of ample wall and base units, electric oven, cooker with chimney hood and laminate flooring.

Main Bedroom

12' 2" x 12' 1" (3.72m x 3.68m)

Generously sized double bedroom featuring fitted carpet, a useful internal triple cupboard providing ample storage, and a rear-facing window overlooking the garden.

Second Bedroom

12' 3" x 10' 2" (3.74m x 3.10m)

Good-sized double bedroom featuring neutral décor and fitted carpet along with a double mirror internal wardrobe which is ideal for storage.

Family Bathroom

8' 11" x 4' 11" (2.72m x 1.50m)

A sleek and stylish bathroom finished to a high standard, featuring contemporary wet wall panelling, modern vinyl flooring, a wall-hung wash hand basin, illuminated electric mirror, WC, and a generous shower enclosure with rainfall shower.

Bedroom/Office

9' 11" x 6' 2" (3.03m x 1.87m)

Versatile room currently utilised as a home office, easily converted back into a comfortable bedroom. Finished in neutral décor with carpet flooring and a front-facing window providing excellent natural light.





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Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.