



**58 FALCON BRAE
LIVINGSTON, EH54 6UW**



UPPER VILLA FLAT

Superb bright well presented Upper Villa Flat situated in quiet popular residential area. The property benefits from lounge, kitchen/dining room, two double bedrooms with fitted cupboards, bathroom, gas central heating, UPVC double glazing, rear garden, and driveway.

Falcon Brae is a popular area lying close to Eliburn South and is conveniently situated for Livingston North Railway Station, Morrisons supermarket and a small shopping precinct, health centre and a library can be found at Carmondean Centre which is only a ten minute walk away. The property is also ideally situated for the commuter as easy access is available to the M8 motorway linking Edinburgh and Glasgow. Excellent health and recreational facilities coupled with Almondvale Shopping Centre and the Designer Outlet provide all year round undercover shopping facilities and the retail parks also offer a wide range of shops.

Accommodation: Staircase, Hall, Lounge, Fitted Kitchen/Dining Room, 2 Double Bedrooms/Fitted Cupboards, Bathroom, Gas Central Heating, UPVC Double Glazing, Rear Garden, Driveway.

FIXED PRICE £107,500

STAIRCASE

Access through UPVC door with opaque double glazed insets. Front facing UPVC double glazed window with voile curtain at top of staircase. Fitted carpet.

HALL

Spacious L-shaped hall with doors off to staircase, lounge and plain doors to bedrooms, bathroom and two cupboards, one shelved housing electric switchgear. Two further cupboards with double doors. Hatch to attic, radiator, smoke detector, and central heating thermostat.

LOUNGE 15'3" X 11'6"



Spacious sitting room with front facing UPVC double glazed window, Roman blind, tab top curtains and pole. Door to kitchen/dining room. Fitted carpet, radiator.

FITTED KITCHEN/DINING ROOM 19'X 8'



The kitchen area is fitted with base and wall mounted units, drawers, stainless steel sink, side drainer and complementary worktops. The electric cooker and automatic washing machine are included in the sale but are not warranted. Door to cupboard housing gas boiler. Two rear facing UPVC double glazed windows with bamboo effect roller blinds. 3-way circular spotlights, radiator, extractor fan, carbon monoxide detector, central heating thermostat, and vinyl floorcovering.

BEDROOM 1 11'5" X 10'6"



Spacious double bedroom with rear facing UPVC double glazed window, and Roman blind. Double fitted cupboard with shelf at hanging rail. Fitted carpet, radiator.

BEDROOM 2 10'6" X 9'4"

Another double bedroom with front facing UPVC double glazed window with roller blind. Double fitted cupboard with shelf at hanging rail. Fitted carpet, radiator.

BATHROOM 7'2" X 6'10"

Good sized bathroom fitted with white three piece suite incorporating low flush WC, wash hand basin and matching bath with mixer tap shower attachment. Tiling to ceiling height around bath. Radiator, extractor fan.

GARDENS

Garden to rear laid to grass seed. Driveway.

VIEWING

By appointment with KW Law Property Department on 01506 412112, Mobile on 07715 051875 or E-mail: pdl@kwlaw.co.uk

OFFERS

Offers are invited and should be submitted to:

KW Law
Torridon House,
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These particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers. None of the items included in the sale of a working or running nature have been tested and no warranties are given as to their condition. All measurements have been taken with a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

HOUSE TO SELL?

Why not contact our Mrs Pam Leith, property Manager who would be delighted to call and give you a valuation on your present home together with a free no obligation written quotation.