



**22 POPLAR GROVE
CRAIGSHILL LIVINGSTON EH54 5JB**



MID TERRACED VILLA

Superb Mid Terraced Villa situated in popular residential area. The property benefits from three bedrooms, lounge with patio doors to rear garden, recently fitted kitchen/dining room and bathroom with white suite and mains shower, downstairs WC, gas central heating, UPVC double glazing, rear garden, garden hut, and adjacent parking.

Excellent sports and recreational facilities are available at Craigswood Sports Centre which is a short walk away from the property. In Livingston itself, The Centre provides all year round undercover shopping facilities and the retail parks also offer a wide range of shops. The property is also ideally located for access to the M8 motorway linking Edinburgh and Glasgow, the A71 Edinburgh to Kilmarnock Road and the A89 serving West Lothian.

Accommodation: Hall, Downstairs WC, Lounge/Patio Doors, Fitted Kitchen/Dining Room, 3 Bedrooms, Bathroom/White Suite/Mains Shower, Gas Central Heating, UPVC Double Glazing, Rear Garden, Garden Hut, Adjacent Parking.

FIXED PRICE £87,500

HALL

Access through UPVC/opaque double glazed door. Colonial style doors to lounge, downstairs WC, and storage cupboard housing gas boiler and electric switchgear. Louvred door to further storage cupboard with shelf. Understair storage cupboard. Beech effect laminate flooring and carpeted staircase to upper landing and two bedrooms. Radiator, smoke detector.

DOWNSTAIRS WC

Fitted with low flush WC and small wash hand basin. New vinyl floorcovering, extractor fan.

LOUNGE 16'5" X 11'



Spacious sitting room with UPVC double glazed patio doors with vertical blinds. Fitted carpet, radiator, Sky connection, two 4-way tracked lights, and dimmer switch.

FITTED KITCHEN/DINING ROOM 12'5" X 8'5"

Recently fitted shaker style white base and wall mounted units, drawers, stainless steel sink, side drainer and mixer tap, and wood effect worktops with tiling above. UPVC/opaque double glazed door and window to side with Venetian blind. Front facing UPVC double glazed window with vertical blind. Ceramic tiled floor, radiator, and two 3-way spotlights.

UPPER LANDING

Front facing UPVC double glazed window at half landing. Colonial style doors to bedrooms, bathroom and shelved cupboard. Hatch to loft, telephone point.

BEDROOM 1 14'5" X 9'2"



Double bedroom with rear facing UPVC double glazed window and vertical blind. Fitted wardrobes with double hanging rails concealed behind sliding doors. Radiator.

BEDROOM 2 14'5" X 8'7"



Double bedroom with rear facing UPVC double glazed window and blackout roller blind. Radiator.

BEDROOM 3 9' X 7'4"

Single bedroom with rear facing UPVC double glazed window and vertical blind. Storage cupboard with shelf and hanging rail. New fitted carpet, radiator.

BATHROOM

Recently fitted with white three piece suite incorporating central flush WC, pedestal wash hand basin with mixer tap, mirror and downlighters above and matching bath with mixer tap and mains shower and glazed screen over. Ceramic tiling to ceiling height on three walls. Opaque UPVC double glazed window. Radiator, vinyl floorcovering.

GARDEN

Garden to rear. Garden hut. Adjacent parking.

VIEWING

By appointment with KW Law Property Department on 01506 412112 9am – 5pm Mon- Fri or 0141 5724383 5pm -9pm Mon – Fri and Sat or Sun 10am – 4pm or E-mail: property@kwlaw.co.uk

OFFERS

Offers are invited and should be submitted to:

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HOUSE TO SELL?

Why not contact our Property Department to arrange an appointment to attend at your property to provide you with a Valuation and a free no obligation written estimate.