



**37 CRAIGSWOOD  
CRAIGSHILL, LIVINGSTON  
EH54 5EP**



**END TERRACED BUNGALOW**

End Terraced Bungalow situated in a sought after residential development consisting of lounge/dining area, fitted kitchen with fridge/freezer and washing machine. Double bedroom, study/storage cupboard, wet floor shower room with electric shower. Gas central heating. Adjacent parking and gardens to front and rear.

Excellent sports and recreational facilities are available at Craigswood Sports Centre which is a short walk away from the property. There are also secondary, primary and nursery schools within easy reach.

Livingston itself has an excellent range of sports, health and recreational facilities. The Centre and the Designer Outlet provide all year round undercover shopping. There are also retail parks for those larger items. The property is ideally located for access to the M8 motorway linking Glasgow and Edinburgh.

*Accommodation: Lounge/Dining Area, Fitted Kitchen, Double Bedroom, Wet Floor Shower Room/ Electric Shower, Gas Central Heating, Adjacent Parking and gardens to front and rear, Extras*

**FIXED PRICE £70,000  
£10,000 UNDER HOME REPORT VALUE**

## ENTRANCE

Entrance through UPVC double glazed door with two double glazed insets. Solid wooden doors off to kitchen, lounge, bedroom, shower room, two storage cupboards one being big enough to possibly be a study.

## KITCHEN 12'2" X 8'8"

Fitted with base and wall mounted units, drawers and worktops. Stainless steel sink with side drainer. The washing machine and fridge/freezer are included in the sale but not warranted. Front facing double glazed window with curtains. Storage cupboard housing electrics. Fitted carpet, radiator and central heating programmer.

## LOUNGE 15'4" X 12'4"



Spacious sitting room with large rear facing window. Gas fire with wooden surround. Door into rear hallway. Cable TV and telephone point. Radiator and fitted carpet.

## REAR HALLWAY

Double glazed door leading to rear garden. Fitted carpet.

## BEDROOM 11'9" X 11'3"

Double bedroom with rear facing double glazed window with curtains. The freestanding wardrobe is included in the sale. Fitted carpet and radiator.

## SHOWER ROOM 7'11" X 7'6"

Wet floor shower room with Mira Advance Electric Shower which is fully tiled around. White low flush toilet and sink. Front facing opaque double glazed windows with curtains. Extractor fan and radiator.

## GARDENS



The front and back gardens are laid to lawn.

## EXTRAS

Washing machine, fridge/freezer, all curtains apart from the ones in the living room and the freestanding wardrobe in the bedroom.

## 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](mailto:property@kwlaw.co.uk)

## OFFERS

Offers are invited and should be submitted to:

**KW Law**  
**Torridon House,**  
**Civic Square,**  
**Almondvale Boulevard,**  
**Livingston,**  
**EH54 6QY**  
**LP 1, Livingston**

**Tel: (01506) 412112 Fax: (01506) 416116**

E-mail address: [property@kwlaw.co.uk](mailto:property@kwlaw.co.uk)

*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 here may be some minor fluctuations in measurements due to the limitations of the device.*

## 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.