



Livingston

27 TERN BRAE • LADYWELL • EH54 6UQ

Lovely semi-detached villa on mature modern development with generous private gardens and driveway.



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WARD

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DESCRIPTION

Wilson Ward are delighted to present to the market this lovely semi-detached villa, set on a mature modern development. The property is entered into a vestibule with a glazed door to a good sized dual aspect lounge/dining room which has a modern fire surround with electric fire. The lounge area also has a generous under stairs storage cupboard and a window to the front of the property, and from the dining area French doors lead to the rear garden. There is a modern fitted kitchen with ample base and wall units, a stainless steel single drainer sink with mixer tap and tiled splash back. The hob, oven and extractor hood are included in the sale. Upstairs the landing area provides access to a good sized double bedroom to the front, with generous fitted wardrobes spanning the width of the room, in addition to a further storage cupboard. A second double bedroom is situated to the rear and a lovely family bathroom, with white suite and shower over the bath with shower screen, extensive wall tiling and fitted vanity units, completes the accommodation. Gas central heating and double glazing have been installed and the property has generous private gardens, laid mainly to lawn with a patio area in the rear garden and the garden shed is included in the sale. The property also comes with a driveway to the rear and, adjacent to the front door, is a useful external storage cupboard. Early viewing is highly recommended.

LOCATION

Livingston is situated in West Lothian, surrounded by countryside yet with excellent transport links to Edinburgh and Glasgow, ideal for commuters, with access to the A71, M8 and M9 motorways, city bypass and Edinburgh airport. There is a good public transport service and Livingston has its own train station. There are excellent shopping facilities at The Centre and Livingston Designer Outlet, which also boasts a variety of leisure facilities including bars, restaurants, a cinema and a gym. Further facilities are available to the west of Edinburgh at South Gyle and Hermiston Gait Retail Parks. Country walks are plentiful and the area has a number of golf courses, health clubs and leisure centres and Calderwood Country Park. Schooling is available at all levels.

EXTRAS

The carpets and flooring, blinds, hob, oven, extractor hood and wardrobe in bedroom 2 are included in the sale together with the garden shed. The fridge/freezer and washer dryer may be available by separate negotiation.

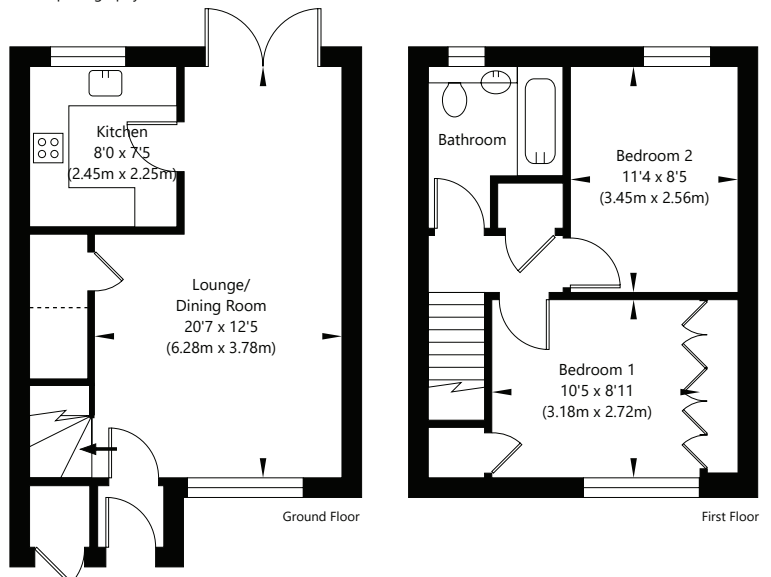
COUNCIL TAX:

Band C

VIEWING:

Sun 2-4pm or by appointment telephone 0333 0118050 or E-mail: wilsonward@pfviewings.co.uk

Approx. Gross Internal Area
60.96 Sq M / 657 Sq Ft.
Not to scale. For identification only.
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Please note these particulars have been carefully prepared and though they are believed to be accurate they are not warranted and do not form part of any contract.