



RALPH SAYER
SOLICITORS & ESTATE AGENTS

8 Almondvale Lane

Livingston EH54 6GL

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Characterised with generous proportions, this two bedroom ground floor flat, forms part of a modern development in Livingston. Enjoying a prime corner location, the south-facing property is sure to appeal to a wealth of buyers and lies conveniently close to excellent amenities, such as the Almondvale centre and Designer outlet. The living room boasts the corner position with the kitchen adjacent. Two bedroom lie to the rear, with the main bedroom featuring an en-suite shower room and built-in wardrobes. The development is factored by Curb Factoring for the maintenance of the communal areas and building insurance. The cost is approx. £200 - £300 per quarter.

Extras: all fitted floor coverings, window coverings, light fittings, and all kitchen appliances will be included in the sale.



Property Summary

- Ideal central location in popular Livingston
- Modern ground floor flat
- Particularly spacious living room in prime corner spot
- Master bedroom with built-in storage & en-suite shower room
- Further double bedroom
- Three-piece bathroom
- Gas central heating & double glazing
- Residents parking to front
- EPC Rating - C | Council Tax Band - C

Home Report Value - £140,000



Two-bedroom, two bath ground floor flat, on a prime corner plot with a south-facing living room



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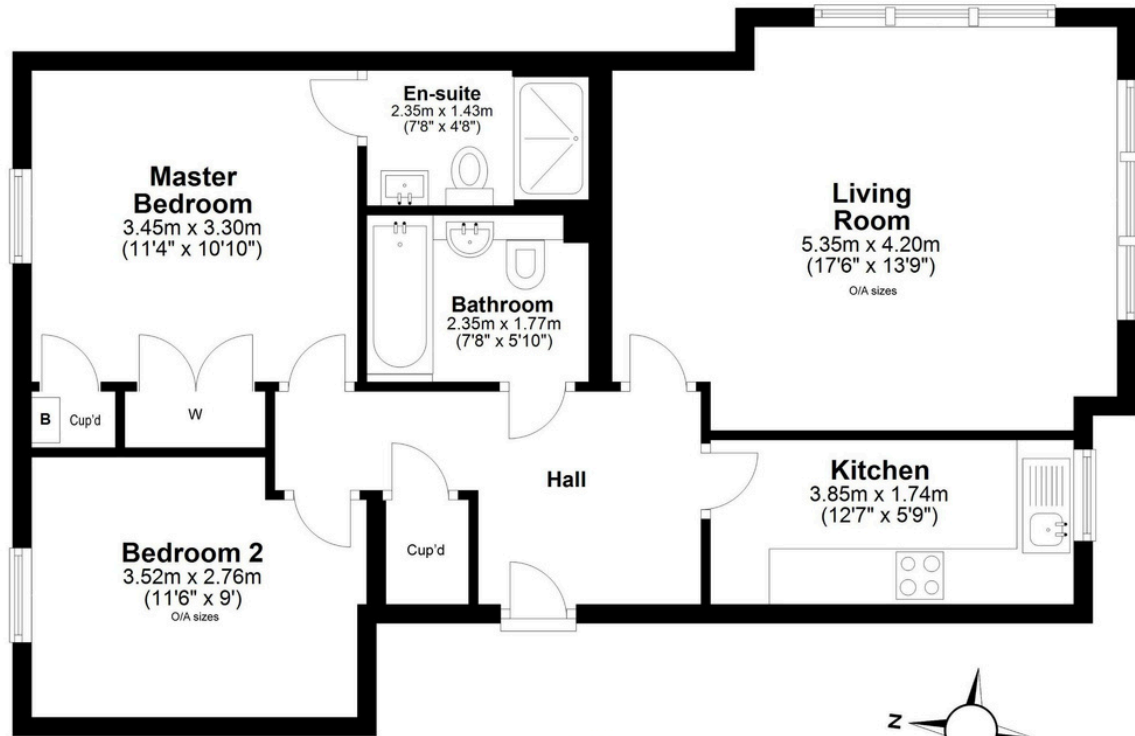
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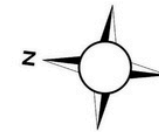
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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor
Approx. 70.5 sq. metres (758.7 sq. feet)



Almondell and Calderwood country park

Location

Livingston is a prime commuter town, being ideally situated between Edinburgh (approx. 15 miles) and Glasgow (approx. 30 miles). With an excellent commercial and business hub, it attracts large national and international companies, with excellent employment opportunities. The Almondvale Centre and Livingston Designer Outlet offers fabulous high end shopping opportunities as well as, excellent bars, restaurants and a Vue Cinema complex. It also includes an Asda store. For leisure, there is the Deer Park Golf and Country Club, the Almondell and Calderwood country park or just along the A71 is the renowned Dalmahoy Hotel, Country Club and Golf Course. The M8 is easily accessible, along with a choice of three train stations.