



RALPH SAYER
SOLICITORS & ESTATE AGENTS

41 Eden Drive

Craigshill, Livingston EH54 5LB

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Nestled in a quiet cul-de-sac in the Craigshill neighbourhood of Livingston. Just a stone's throw away from the expansive green spaces of Almond Park, this mid-terrace villa is perfect for those seeking tranquility and nature. It is the perfect blend of comfort and style and features a delightful south-facing garden.

Step inside to discover a generous central hall that leads into a spacious 23ft lounge/diner, where an expanse of south-facing glazing floods the area with natural light and seamlessly connects to the enclosed rear garden—ideal for entertaining or simply enjoying a peaceful afternoon. The dining area, with its inviting patio doors, provides a seamless flow to the garden, while a secondary door grants easy access to the well-appointed kitchen. The kitchen/diner, can also be accessed from the hall and is beautifully decorated in a rich colour palette, enhanced by copper-effect splashbacks, creating a warm and comfortable space. Conveniently located off the hall, you'll find a large cloakroom/WC for added storage and practicality. Venture upstairs to an airy landing that leads to three excellent double bedrooms and a pristine family bathroom. Additional storage is provided with a large cupboard on the landing and a hatch leading to the attic space.

Property Summary

- Close to Almond park, in Craigshill, Livingston
- Mid-terrace villa
- South-facing lounge and dining room
- Spacious kitchen/diner
- Large cloakroom/WC
- Three excellent double bedrooms
- Attractive three-piece bathroom
- Gas central heating & double glazed windows
- South-facing enclosed rear garden
- Ample residents parking to front
- EPC Rating - D | Council Tax Band - B

Home Report Value - £165,000







Lovely three
bedroom mid-
terrace villa ,
close to
Almond Park





Outdoor space; south-facing enclosed rear garden, with paved patio seating area, lawn area , playhouse and shed.

Parking: Residents parking area with-in the cul-de-sac.

Extras: all fitted floor coverings, blinds and light fittings to be included in the sale.

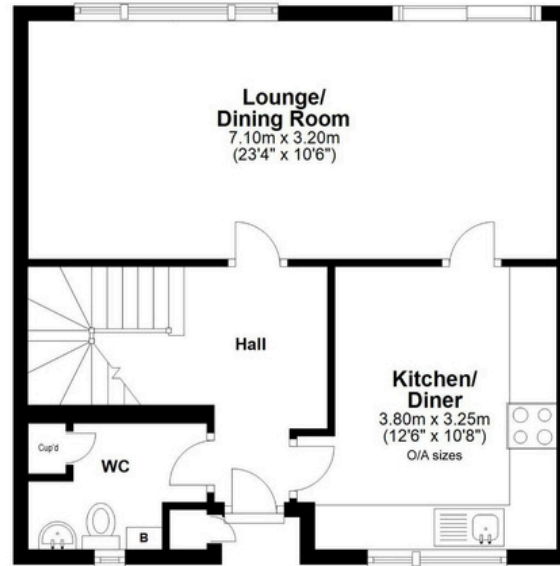
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dream property!



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Ground Floor
Approx. 49.5 sq. metres (533.0 sq. feet)



First Floor
Approx. 50.4 sq. metres (542.9 sq. feet)



Total Area: approx. 100.0 sq. metres (1075.9 sq. feet)

espc CHARTERED FIRM

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.

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, including BskyB, 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 or just along the A71 is the renowned Dalmahoy Hotel, Country Club and Golf Course.

Craigshill, lies to the south-east edge of Livingston and is on the boundary of Almond Park, offering a great space for walking, running and home to Livingston Rugby club. Pumpherston village lies next door. Riverside and Letham primary schools are a short walk from Eden Drive. Craigshill also, boasts a small shopping mall which includes a health centre. Uphall, is the closest train station and there is easy access to the M8.