

9 Camps Rigg Knightsridge West Livingston EH54 8PD









Spacious three-bedroom end terraced villa set in a desirable location close to excellent amenities. Livingston itself is a vibrant and popular town, offering an extensive range of local amenities including excellent shopping facilities at The Centre and Livingston Designer Outlet, numerous leisure options, and highly regarded schools.

The property's location ensures easy access to major road networks, including the M8 motorway, making it an ideal choice for commuters to Edinburgh and Glasgow. Public transport links are also readily available, with regular bus and train services. Livingston North Train Station is just a short walk away with regular services running to Edinburgh and Glasgow.



Internally the property is in good decorative order throughout and benefits from gas central heat, double glazing and good storage facilities. The kitchen appliances are included in the sale, most other items may be available through separate negotiation.

A driveway provides off street parking and leads to the single garage with up and over door.

A lovely feature of the property are the landscaped front and rear gardens which feature a fabulous array of established plants, shrubs and trees.



PROPERTY DETAILS

- Entrance Vestibule with doors to Hall and garage.
- Welcoming entrance Hall with carpeted staircase to upper floor. Large under stair cupboard. Additional built-in cupboards.
- Dual aspect Living / Dining Room with windows to front and rear. Feature fireplace with wooden surround and gas fire. Space for dining table and chairs.
- Fitted Kitchen with matching wall and base units. The free-standing cooker is included in the sale together with the washing machine, dishwasher and fridge/freezer. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Pantry. Window to rear overlooking garden. Door to garden.
- WC located off the hall with white two-piece suite comprising wash hand basin and WC. Extractor.

Upper Floor

- Landing with window to front. Built in storage cupboard. Second walk in cupboard. Cupboard housing water tank. Attic access hatch.
- Large Double Bedroom with window to rear overlooking garden. Built in wardrobe with hanging space and shelving.
- Second good-sized Double Bedroom with window to rear overlooking garden. Built in wardrobe with hanging space and shelving.
- Third Bedroom with window to front.
- Fully tiled Shower Rom with white two-piece suite comprising wash hand basin with vanity unit below and WC. Shower compartment. Mirror. Window to front.



Viewing by appointment on 0131 524 3800







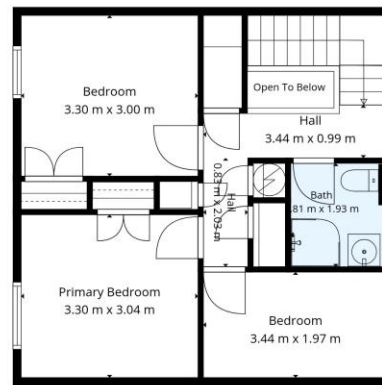


EXTERNAL

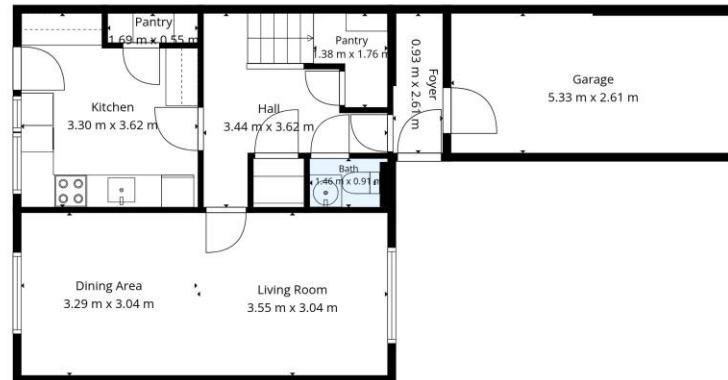
A driveway provides off street parking and leads to a large single garage with up and over door, power and light.

The front and rear gardens have been beautifully landscaped and feature a lovely array of established plants, shrubs and trees. There is direct access to the rear garden via a gate from a lane that runs behind the houses.

- Energy Efficiency Rating - tbc
- Council Tax Band - tbc



First Floor



Ground Floor

Total: 94 m2

Ground Floor: 49 M2, First Floor: 45 m2

Excluded Areas: Garage: 14 M2, Open To Below: 1 M2, Walls: 10 m2

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.

