



## 76 Primrose Place, Livingston, West Lothian, EH54 6RW

Two Bedroom, Linked Semi-Detached House with Driveway, Garage and Garden

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# Property Description

Beautifully presented, two-bedroom, linked semi-detached house with a driveway, garden and garage, set in a quiet residential area, located in Livingston, West Lothian.

Comprises an entrance hall, living room, kitchen, two double bedrooms and a bathroom.

Features include neutral décor, a modern kitchen with appliances, gas central heating, uPVC double glazing, TV and telephone points, and good integrated storage, including an attic.

Externally the property benefits from a well maintained private rear garden with a lawn, patios and two sheds; whilst to the front, there is a monobloc two-car driveway leading to an attached garage.

The entrance hall has a storage cupboard, and wood effect flooring extending through to the spacious, front-facing living room which features a TV wall mount, spotlights, the carpeted stairs leading up to the upper landing and ample space for lounge furniture.

Set off the living room, with a door to the rear garden, the stylish kitchen is fitted with modern units, stone effect worktops, a stainless steel sink and a tiled surround. Appliances include an integrated ceramic hob, electric oven, extractor hood, dishwasher, and a freestanding American-style fridge/freezer and washing machine.

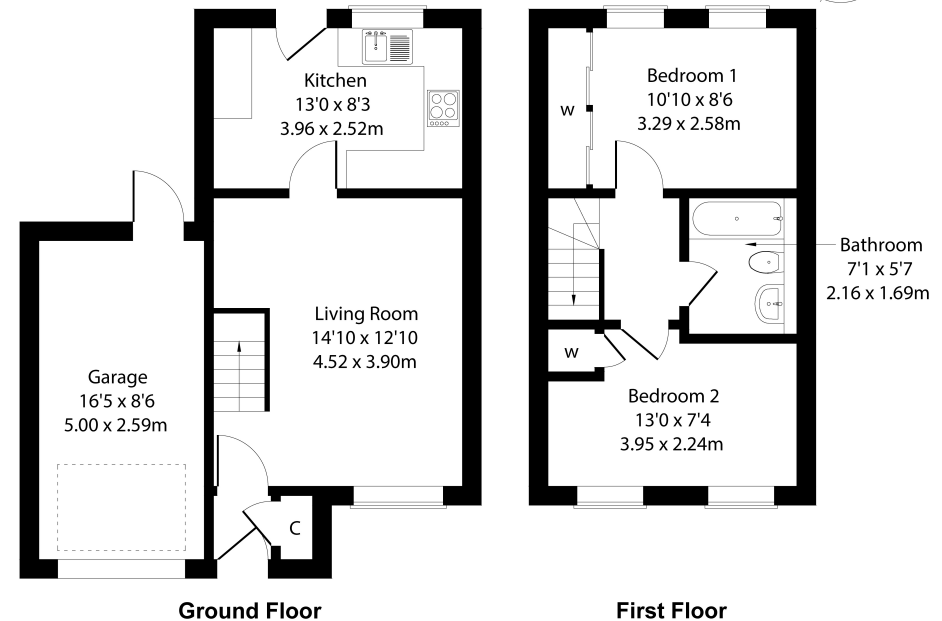
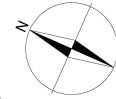
Upstairs, bedroom one is set to the rear and features wood effect flooring, a built-in wardrobe with sliding mirror doors, a pendant light fitting and ample space for freestanding furniture; whilst bedroom two is set to the front, likewise has wood effect flooring and a storage cupboard. Completing the accommodation, the well-appointed bathroom is fitted with a modern, white three-piece suite with an electric shower over the bath, tiled flooring and walls and a chromed ladder-style radiator.

A 360 Virtual Tour is available online.



**76 Primrose Place, Livingston, EH54 6RW**

**Approximate Gross Internal Area: (775 sq ft - 72 sq m.)**



**Legal Disclaimer :** Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Livingston, the largest town in West Lothian, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There is also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, a

multi-screen cinema, and sports centres. Well-regarded nursery, primary and secondary schools are available locally, and Livingston has excellent transport links, with the M8 passing to the north of the town, and the A71 to the south. Two railway stations serve separate railway lines, connecting with Edinburgh, Glasgow and other subsidiary destinations.









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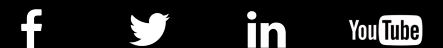
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