



78 Willow Grove, Livingston, West Lothian, EH54 5NA

Light & Tastefully Presented, Three-Bedroom, End-Terrace Home with Gardens & Driveway

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Property Description

Light and tastefully presented, three-bedroom, end-terrace home with gardens and a driveway. Set in an established, maintained development, in a residential area in Livingston, West Lothian.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, and a family bathroom.

Freshly prepared for the market with light neutral decor and new flooring throughout, with all furnishings available for inclusion in the sale.

Further highlights include a fitted kitchen and bright bathroom suite, gas central heating and double glazing. In addition, there are multiple TV points and good storage provision including stores for each bedroom and a loft.

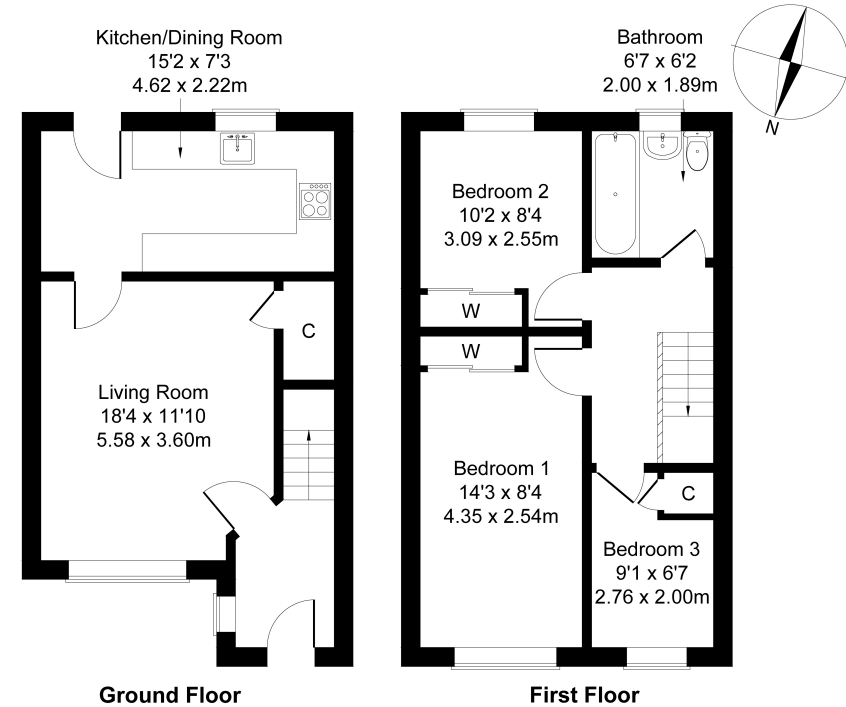
Externally, the property benefits from a paved driveway to the front; whilst a southerly-facing rear garden features a lawn and patio.

A welcoming entrance affords access to the carpeted stairs leading to the upper hall, and into a bright front-facing living room, with light decor, carpeted flooring, contemporary light fittings, and a convenient built-in storage cupboard. Set off the living room, a large fitted kitchen offers space for dining and access to the southerly-facing rear garden; whilst wall and base units include stone effect worktops, a tiled surround, a sink with drainer, and space for freestanding appliances.

On the upper floor, bedroom one is set to the front, offering a generous room size, tastefully finished, with features including carpeted flooring, a central light fitting and a built-in wardrobe with mirror sliding doors. Two further carpeted bedrooms are set to opposite aspects, with bedroom two also featuring a built-in wardrobe with mirror sliding doors. Completing the accommodation, the family-size bathroom is fitted with a modern three-piece suite including a shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (764 sq ft - 71 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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