



2 Park Place, Elibum, Livingston, West Lothian, EH54 6RR

Tastefully Presented, One-Bedroom, Ground-Floor Flat, with Allocated Parking

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Property Description

Light and tastefully presented, one-bedroom, ground-floor flat, with an allocated parking space and a private, southerly facing garden. Located in a quiet and established cul-de-sac, in the Elibum residential area of Livingston, West Lothian.

Comprises an entrance porch, a living room, a kitchen, a double bedroom and a shower room.

Highlights include a fitted kitchen, a stylish, modern bathroom, gas central heating, double glazing, contemporary flooring and good storage provision.

There is an enclosed patio garden to the rear, with a shed, an allocated parking space to the front and additional, unrestricted on-street parking within the cul-de-sac.

A bright entrance porch, with space for outerwear, leads into a well-proportioned living room, finished with modern, wood-effect flooring and enjoying plenty of natural light from a wide, front-facing window. The tastefully presented reception room includes built-in storage and offers space and flexibility for freestanding furniture. A kitchen is fitted with modern, white units and stone-effect worktops. Appliances include an integrated oven, a gas hob, a concealed extractor fan and a freestanding fridge/freezer, whilst plumbing and space are available for a washing machine.

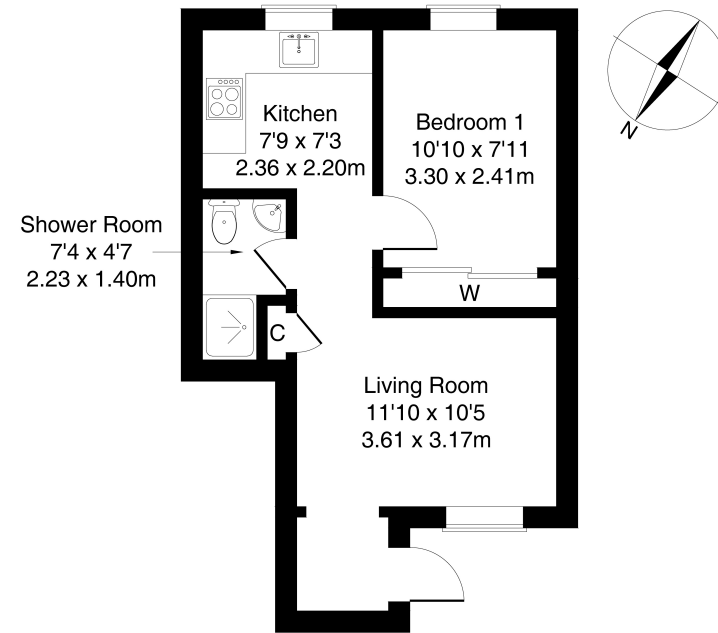
A sunny, southerly-facing double bedroom features built-in wardrobe storage and provides plenty of space for freestanding bedroom furniture.

Set internally off the inner hall, a stylish shower room includes a two-piece suite, a recessed shower cubicle, tiled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (344 sq ft - 32 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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