



Estate Agents and Solicitors

**45 Ossian Drive, Murieston, Livingston, West Lothian, EH54 9HL**

Beautifully Presented, Two-Bedroom, Semi-Detached Home.

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# Property Description

Beautifully presented, two-bedroom, semi-detached home, with gardens and a driveway. Located in modern and desirable residential development in the Murieston area of Livingston.

Comprises an entrance porch, living room, dining/kitchen, two bedrooms, and a bathroom.

Features include a modern fitted kitchen with appliances, contemporary lighting and flooring. In addition, there are multiple TV and phone points, a built-in loft ladder and gas central heating.

Externally there is an enclosed rear garden with a lawn, patios and a storage shed; whilst to the front is a large lawn and a multi-vehicle driveway. The development also offers additional unrestricted on-street parking and visitor spaces, and well-maintained communal grounds.

A vestibule entrance features contemporary wood-effect flooring and a small storage cupboard and opens to a large living room featuring wood-effect flooring, a central light fitting and ample space for free-standing lounge furniture.

Set to the rear, the kitchen is fitted with modern wood-effect units, stone-effect worktops, a tiled surround, sink with drainer and french doors leading to the rear garden. Appliances include a fully integrated oven and gas hob with a canopy above, a freestanding fridge/freezer, washing machine and dishwasher.

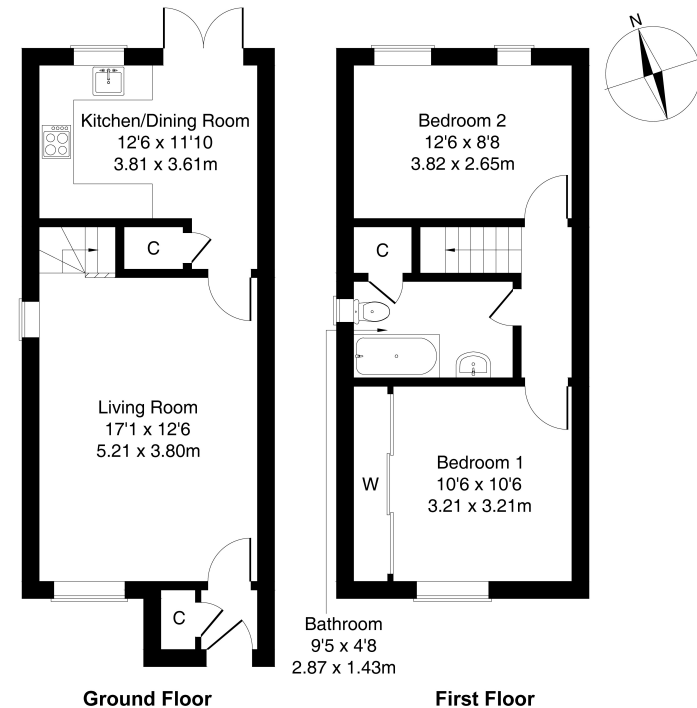
Upstairs, the main bedroom is set to the front with carpeted flooring, a built-in wardrobe and a central light fitting, whilst bedroom two is set opposite and finished with carpeted flooring and a central light fixture. Completing the accommodation, the bathroom is fitted with a modern three-piece suite, an electric shower over the bath, a ladder-style radiator, a tiled splash wall and tiled flooring.

A 360 Virtual Tour is available online.



## 45 Ossian Drive Livingston EH54 9HL

Approximate Gross Internal Area: (753 sq ft - 70 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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## Head Office

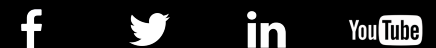
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