



5 Forth Drive, Craigshill, Livingston, West Lothian, EH54 5LS



RE/MAX PROPERTY

**Newly Decorated Two
Bedroom Upper Apartment!
Ideal For First Time Buyers,
Couples and Commuters**

****CASH PURCHASE****

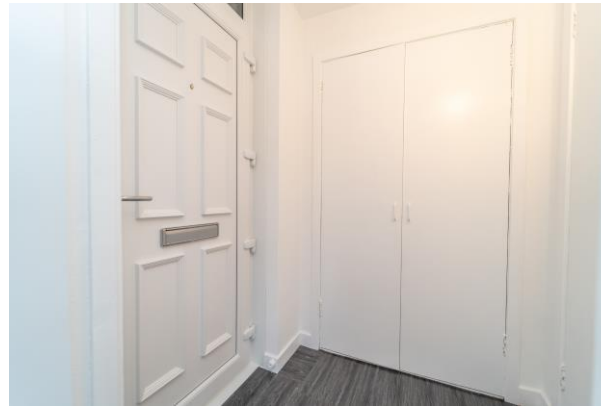
Brilliant walk-in condition, modern apartment available now, situated in Forth Drive, Craigshill, Livingston, EH54 5LS.

Comprising of: Entrance Hallway, Lounge, Kitchen/Dining, Two Double Bedrooms and Shower Room. The property benefits from newly fitted electric heating, new double glazing and a private attic space.

Forth Drive located in Craigshill is in a popular and mature residential district, situated to the East of Livingston Town Centre. It is close to local amenities and is well served by bus services and schools. It is within easy reach of the town centre, St John's Hospital and the Civic Centre. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Factor Fees £35 pcm
Council Tax Band A
Freehold Tenure

The Home Report can be downloaded from our website.





Exterior

There is a secure phone entry system at the front door and shared parking between all flats.

Hallway - 5' 0" x 4' 1" (1.53m x 1.24m)

Enter into the Hall, there is access to the Lounge, Kitchen/Dining, Two Double Bedrooms and Shower Room. The Hallway has one central light fitting, painted walls, vinyl flooring, and two built-in cupboard spaces.

Lounge - 15' 6" x 11' 5" (4.72m x 3.49m)

Spacious Lounge with an open plan Kitchen/Dining area, there is plenty of space for furniture and there is a rear facing window. Around the room is spotlighting, painted walls, one electric radiator and laminate flooring.

Kitchen/Dining - 15' 4" x 8' 8" (4.68m x 2.65m)

Kitchen comprising of: Fitted wall and base units, worktops, space for white goods, integrated electric hob, electric oven and a composite sink with mixer tap. There is spotlighting, two front facing windows, splashback and painted walls and vinyl flooring. There is a boxed in new heating system located on the left-hand side of the Kitchen.

Shower Room - 8' 2" x 6' 0" (2.48m x 1.82m)

Shower Room comprising of toilet, basin vanity unit with mixer tap, and shower cubicle with electric shower. There is one central light fitting, a front facing opaque window, vinyl, wet wall and painted wall coverings, and vinyl flooring.

Bedroom 1 - 15' 6" x 8' 2" (4.72m x 2.49m)

Excellent sized double Bedroom with plenty of space for storage and there is a large window facing the rear of the property. There is one central light fitting, painted walls, laminate flooring and one electric radiator.

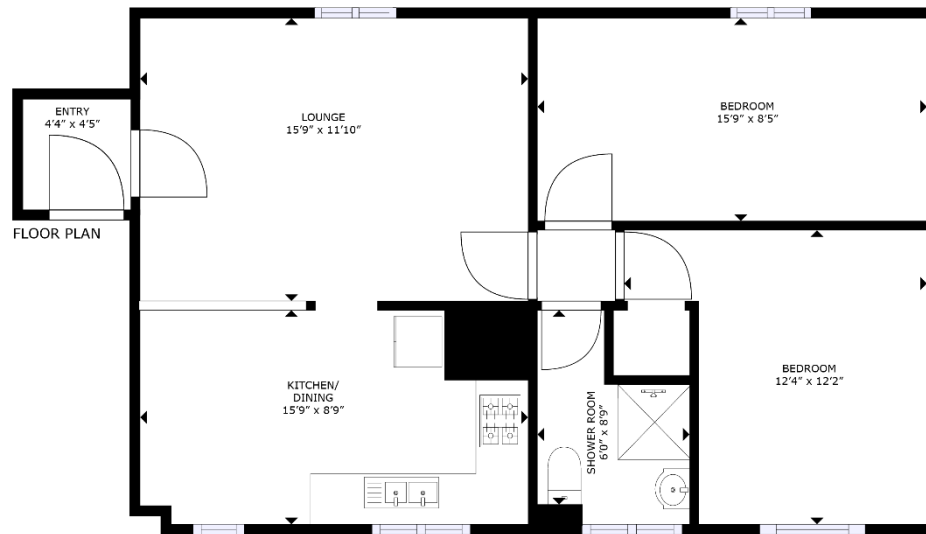
Bedroom 2 - 15' 6" x 8' 2" (4.72m x 2.49m)

Double Bedroom with built-in storage space and a front facing window. There is one central light fitting, painted walls, laminate flooring and one electric radiator.





“Nobody in the world sells more property than RE/MAX”



GROSS INTERNAL AREA
FLOOR PLAN: 676 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	64	74
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	54
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Lauren Beresford
07546 412124
lberesford@remax-scotland.net



These particulars are prepared on the basis of information provided by our clients. Every effort has been made to ensure that the information contained within the Schedule of Particulars is accurate. Nevertheless, the internal photographs contained within this Schedule/ Website may have been taken using a wide-angle lens. All sizes are recorded by electronic tape measurement to give an indicative, approximate size only. Floor plans are demonstrative only and not scale accurate. Moveable items or electric goods illustrated are not included within the sale unless specifically mentioned in writing. The photographs are not intended to accurately depict the extent of the property. We have not tested any service or appliance. This schedule is not intended to and does not form any contract. It is imperative that, where not already fitted, suitable smoke alarms are installed for the safety for the occupants of the property. These must be regularly tested and checked. Please note all the surveyors are independent of RE/MAX Property. If you have any doubt or concerns regarding any aspect of the condition of the property you are buying, please instruct your own independent specialist or surveyor to confirm the condition of the property - no warranty is given or implied.