



RE/MAX PROPERTY



**18 Queens Crescent, Elburn, Livingston,
West Lothian, EH54 8EF**



- **Spacious Upper Flat**
- **Fantastic Location**
- **Generous Lounge**
- **Modern Dining Kitchen**
- **3 Double Bedrooms**
- **Stylish Bathroom**
- **Plenty of Parking**

**** Well Presented Top Floor 3 Bed Apartment ****

**** Call to Book YOUR Viewing Today ****

Carol Lawton and RE/MAX Property are delighted to offer to the market this well presented top floor apartment located in a great location. Comprising of entrance hall, lounge, dining kitchen, 3 double bedrooms and bathroom. There is an abundance of residential parking, DG and electric heating. The apartment is in turn key condition. Great FTB or investment.

Queens Crescent is situated within the popular residential area of Eliburn, which is within walking distance of the town centre, Livingston North train station and Eliburn Park. 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.

The home report is available on request.

Freehold
Council tax band D
Factor Fees

Entrance Vestibule

Enter via a wooden door into the vestibule which then has carpeted stairs to the hall. Central spotlight fitting, carpet flooring and a wall mounted electric heater.

Hall

L shaped hall that gives access to the lounge, dining kitchen 3 bedrooms, bathroom and the loft space. 2 spotlight fittings, carpet flooring, storage cupboard, smoke alarm, secure entry system and a wall mounted electric heater.

Lounge

14' 1" x 12' 3" (4.30m x 3.74m)

Very generous and light room with a window to the front of the property. Central spotlights, decorative fireplace, carpet flooring and a wall mounted electric heater.

Dining Kitchen

14' 0" x 9' 11" (4.26m x 3.03m)

Modern room with a window to the rear of the property. Comprising of base and wall units with complimentary work tops, matching upstands and a stainless steel sink with chrome mixer tap. Integrated electric hob, electric oven and an extractor fan. Space for a freestanding appliances. Central spotlights, vinyl flooring and room for a table and chairs.

Bedroom 1

13' 4" x 9' 2" (4.06m x 2.79m)

Good sized room with a window to the front of the property. Central spotlights, double fitted wardrobes offering excellent hanging and storage space, carpet flooring and a wall mounted electric heater.

Bedroom 2

11' 1" x 10' 11" (3.37m x 3.33m)

Attractive room with a window to the front of the property. Central spotlights, carpet flooring and a wall mounted electric heater.

Bedroom 3

10' 2" x 10' 2" (3.09m x 3.09m)

Another great room with a window to the rear of the property. Central spotlights, carpet flooring and a wall mounted electric heater.

Bathroom

8' 5" x 7' 7" (2.57m x 2.32m)

Stylish room with an opaque window to the rear of the property. Comprising of a white WC, sink with chrome taps and vanity unit below, bath with chrome taps and a shower cubicle with an electric shower. Central spotlights, partially tiled walls, vinyl flooring, wall mirror, shaving point and an extractor fan.

External

Attractive front area that has an abundance of parking spaces, well tended bushes and shrubs.





