



**20 Ramsay Court, Craigshill, Livingston,  
West Lothian, EH54 5NH**



**RE/MAX<sup>®</sup> PROPERTY**

**\*\* Recently Modernised 4 Bed  
Semi Detached Villa \*\***  
**\*\* One For Your Viewing List \*\***

Carol Lawton and RE/MAX Property are delighted to offer for sale this recently upgraded, spacious 4 bed semi-detached villa offering fantastic family accommodation in the very popular locale of Craigshill. This immaculate property would be ideal to move straight into. Comprising of entrance hall, lounge/dining room, kitchen, downstairs shower room, 4 bedrooms and a family bathroom. Further benefits include a garage, driveway and a rear garden. The property has recently been upgraded throughout including new boiler, electrics, partial new windows and doors, extended driveway, new shower room, bathroom, fully decorated with modern neutral tones and new flooring. It is a credit to the current owners and definitely not to be missed.

Ramsay Court is an incredibly popular residential area of Craigshill, an area in the heart of Livingston. It is close to local amenities and is well served by bus and rail services and schools. 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 can be downloaded from our website.

Freehold  
Council tax band C  
Factor Fee - N/A





**Front -**

There is an extended driveway for off street parking.

**Garage -**

The garage space has a new up and over door, there is lighting, power and a water tap.

**Entrance Hall - 11' 3" x 3' 0" (3.440m x 0.907m)**

Enter via a UPVC door into the welcoming hall that gives access to the lounge/dining room and downstairs shower room. Downlighters, carpet flooring, large storage cupboard and a radiator.

**Downstairs Shower Room - 6' 5" x 8' 3" (1.944m x 2.524m)**

Stunning room with a new opaque window to the front of the property. Comprising of a white WC, sink with a chrome mixer tap and vanity unit below and a walk-in shower cubicle with a mains operated shower. Central light fitting, Herringbone effect vinyl flooring, storage cupboard, a door leading into the garage and a chrome towel radiator.

**Lounge/Dining Room - 18' 3" x 15' 0" (5.573m x 4.583m)**

Very impressive, bright room that has 2 new windows and a new glazed door to the rear of the property. Downlighters, carpet flooring and 2 radiators. Open plan access to the kitchen and stairs rising to the upper level. There is plenty of space for freestanding furniture.

**Kitchen - 10' 0" x 8' 6" (3.042m x 2.595m)**

Gorgeous room with a new window and a new partially glazed UPVC door to the rear of the property. Comprising of base and wall units with complimentary work tops, tiled splash back and a stainless steel sink with a chrome hot and cold mixer tap. Space for free standing appliances. Downlighters and vinyl flooring.

**Upper Landing - 23' 4" x 2' 11" (7.115m x 0.886m)**

Rise the carpeted stairs the upper level which then gives access to the 4 bedrooms, family bathroom and loft space. Window to the side of the property. Downlighters, new carpet flooring, 2 large double storage cupboards and a radiator.

**Bedroom 1 - 15' 4" x 8' 8" (4.686m x 2.652m)**

Amazing double room with a window to the rear of the property. Downlighters, new carpet flooring, new radiator and a plenty of space for free standing furniture.

**Bedroom 2 - 13' 1" x 8' 7" (3.989m x 2.605m)**

Good sized double room with a window to the rear of the property. Central light fitting, new carpet flooring and a new radiator.

**Bedroom 3 - 8' 10" x 8' 7" (2.683m x 2.620m)**

Another fabulous double room with a window to the rear of the property. Central light fitting, new carpet flooring and a new radiator.

**Bedroom 4 - 8' 9" x 8' 8" (2.664m x 2.631m)**

Great room with a window to the rear of the property. Central light fitting, new carpet flooring and a new radiator.

**Family Bathroom - 7' 6" x 6' 0" (2.274m x 1.836m)**

Beautiful room with a new opaque window to the front of the property. Comprising of a white WC, sink with a chrome mixer tap and vanity unit below, bath with a chrome mixer tap and an overhead electric shower with a glass screen. Downlighters, wet walls, Herringbone effect vinyl flooring, new chrome heated towel radiator and an extractor fan.

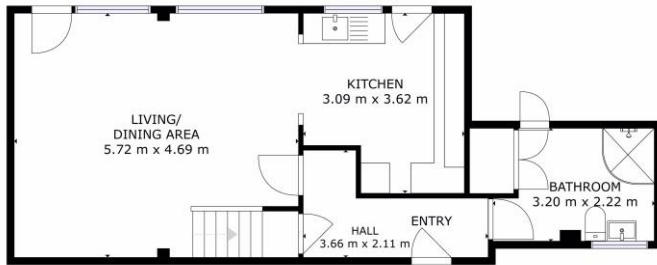
**Rear Garden -**

Extremely large and fully enclosed rear garden that has been laid to lawn with a decorative stone chips and a mature tree. There is a gate for access.





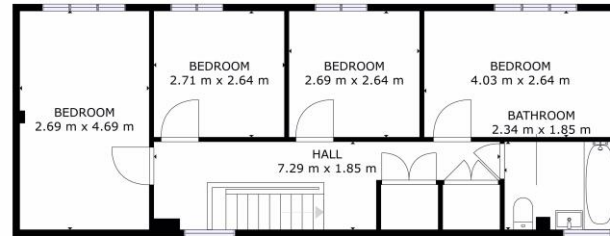
*“Nobody in the world sells more property than RE/MAX”*



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 52 m<sup>2</sup>, FLOOR 2: 58 m<sup>2</sup>  
TOTAL: 110 m<sup>2</sup>

SEEK AND OPERATIONS ARE INDICATED, ACTUAL MAY VARY



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 52 m<sup>2</sup>, FLOOR 2: 58 m<sup>2</sup>  
TOTAL: 110 m<sup>2</sup>

SEEK AND OPERATIONS ARE INDICATED, ACTUAL MAY VARY



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
A (91-100)		82	A (100-100)
B (81-90)			B (95-100)
C (69-80)			C (80-95)
D (55-68)	65		D (65-80)
E (39-54)			E (50-65)
F (21-38)			F (35-50)
G (1-20)			G (21-30)
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>



**Carol Lawton**  
**07889 352130**  
clawton@remax-livingston.net

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