



**RE/MAX** PROPERTY



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**17 Queens Crescent, Elburn,  
Livingston, EH54 8EF**

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### **Hallway**

This wooden front door is secured with a door chain, and as you enter you are greeted with coloured paper to the walls and laminate wood-effect flooring. Two lights and a smoke detector rest on the ceiling above, with a flat phone, a radiator and power points also nearby on the wall. Storage cupboards are also present.

### **Lounge 4.078m x 3.543m (13'04" x 11'07")**

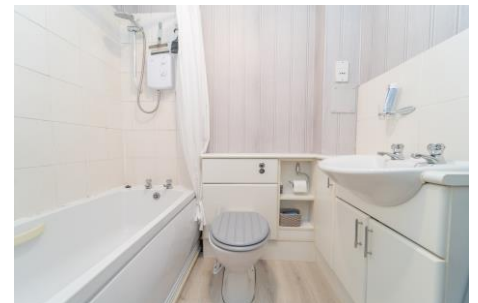
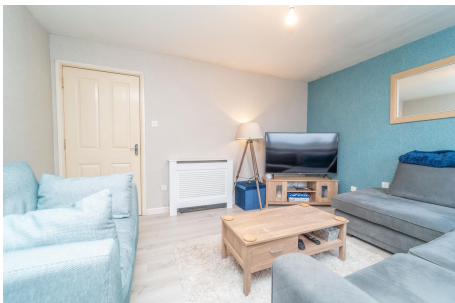
A window to the front of the property enhances this superb room with natural lighting on the neutral papered walls and wood-effect laminate flooring. There are many power points in this room, which also consists of a radiator, a smoke detector and a ceiling light.

### **Kitchen 2.939m x 1.758m (09'07" x 05'09")**

Although the floor is unfinished in this room, the tile effect paper to the walls and the gorgeous black countertops makes it desirable. An electric oven with a four-ring induction hob and an extractor above, a stainless-steel sink with a drainer and wood-effect cabinets connected to the wall and floor are all present. There is a smoke detector on the ceiling above, along with some ceiling lights. Power points can also be found around the kitchen.

### **Family Bathroom 1.693m x 1.916m (05'06" x 06'03")**

This bathroom has been wonderfully decorated with wood effect paper to the walls, a white tiled splashback to the bath and vanity sink, a laminated flooring followed up by a white bath with an electric shower above, and a concealed cistern toilet. A white vanity sink holds a white wooden storage cupboard beneath it. A ceiling light and extractor have also been placed inside to complete the bathroom.



### **Bedroom One 2.670m x 1.976m (08'09" x 06'05")**

A carpeted floor welcomes you into the first bedroom. It holds a radiator, power points and a mirrored wardrobe inside. The walls are finished with a neutral wallpaper, and natural light comes through a window to the side, followed by the ceiling lighting, brightening the room.

### **Bedroom Two 2.976m x 2.447m (09'09" x 08'00")**

With a feature painted wall and a window to the side, this lovely bedroom is also equipped with a neutral carpet, with power points all around the room, and a radiator inside as well. A light to the ceiling brightens this fabulous room.

### **Additional Items**

Tenure: Freehold, Council Tax Band: C

All fitted floor coverings, window blinds and kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### **VIEWING**

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Sharon Campbell direct on 07960996670.

### **OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### **INTEREST**

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.

### **THINKING OF SELLING**

To arrange your FREE MARKET VALUATION, simply call Sharon Campbell on 07960996670 TODAY.







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