



29 Corston Park, Craigshill, Livingston, West Lothian, EH54 5NT



**RE/MAX** PROPERTY



## **Fantastic Three Bedroom Family Home With South Facing Garden!**

**Not To Be Missed, Book Your Viewing Today!**

Situated in an ideal locale, with all amenities close-by, this mid terraced home in Corston Park, Craigshill, Livingston, EH54 5NT is ideally placed for young couples, families and the commuter. Comprising of: Upper and Lower Hall, Kitchen/Dining, Three Double Bedrooms, Storage Room, WC, Lounge and Shower Room,. The property benefits from gas central heating, double glazing, front and rear gardens and parking in close proximity to the property.

Corston Park 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 great 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 and Virtual Tour are available on our website.

No Factor Fees  
Council Tax Band B  
Freehold Tenure







**Entrance Hall - 6' 0" x 3' 3" (1.82m x 0.98m)**

Enter into the property where there is a staircase to the Ground Floor where the Kitchen, Storage Room, WC and two double Bedrooms are. There is another staircase to the Upper Level where the Lounge, Shower Room and double Bedroom is.

**Lower Level Hallway - 9' 5" x 7' 6" (2.87m x 2.28m)**

The Hallway is bright and spacious, giving access to the Kitchen, Storage Room (1.84m x 1.21m), WC and two double Bedrooms. The Hallway has one wall light fitting, painted walls, one radiator, carpet flooring, and an under-stair cupboard. The storage room has one central light fitting, a rear facing window, painted walls and vinyl flooring. This is a great addition to the property and can be used as storage or a utility room.

**Kitchen/Dining - 15' 0" x 8' 11" (4.58m x 2.71m)**

Kitchen comprising of: Fitted wall and base units, cooker hood, worktops, space for white goods, integrated gas hob, electric oven and stainless-steel sink with mixer tap. There are two central light fittings, tile and painted walls, one radiator and tile flooring. Also, there is a front facing window, space for dining, and French doors which open out to the South facing garden.

**Bedroom 1 - 17' 2" x 6' 11" (5.24m x 2.11m)**

Double Bedroom with one central light fitting, painted walls, a rear facing window, one radiator and laminate flooring. There is space for free standing storage units or a fitted wardrobe.

**Bedroom 3 - 14' 0" x 7' 7" (4.26m x 2.32m)**

Double Bedroom with one central light fitting, a front facing window, painted walls, one radiator and laminate flooring. There is also a free-standing mirrored wardrobe available in this room.

**WC - 3' 9" x 2' 8" (1.15m x 0.82m)**

Located beside the two Bedrooms, comprising of WC and sink vanity with mixer tap. There is one central light fitting, wet wall and painted walls, a built-in shelf, and tiled flooring.

**Upper Floor Landing - 10' 8" x 6' 8" (3.25m x 2.02m)**

Landing giving access to Lounge, Bedroom 2 and Shower Room. There is one central light fitting, a rear facing window, painted walls and carpet flooring. This space is ideal for a study or storage area.

**Lounge - 15' 4" x 10' 11" (4.67m x 3.33m)**

Character filled Lounge with a feature fireplace and a large rear facing window. Around the room there is one wall light fitting, painted walls, one radiator and laminate flooring. Additionally, there is a beautiful built-in shelved alcove and space for free standing units in the room.

**Shower Room - 7' 9" x 5' 11" (2.36m x 1.81m)**

Shower Room comprising of WC, sink vanity with mixer tap, and shower cubicle with overhead electric shower. There is one central light fitting, a front facing opaque window, tile and painted walls, one radiator and vinyl flooring.

**Bedroom 2 - 14' 9" x 8' 11" (4.49m x 2.72m)**

Double Bedroom with one central light fitting, a rear facing window, painted walls, one radiator and carpet flooring. There is space for freestanding units and a dressing area as well.

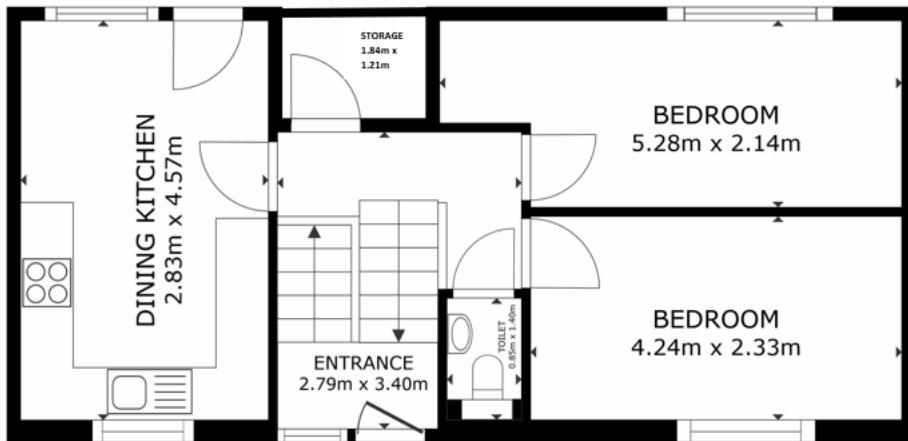
**Front Garden**

Private front of property with fence surround and access via gate. This Garden is easy to maintain with gravelled areas, a paved path, flower beds, mature trees and shrubbery. The property overlooks a path and a grassed area.

**Rear Garden**

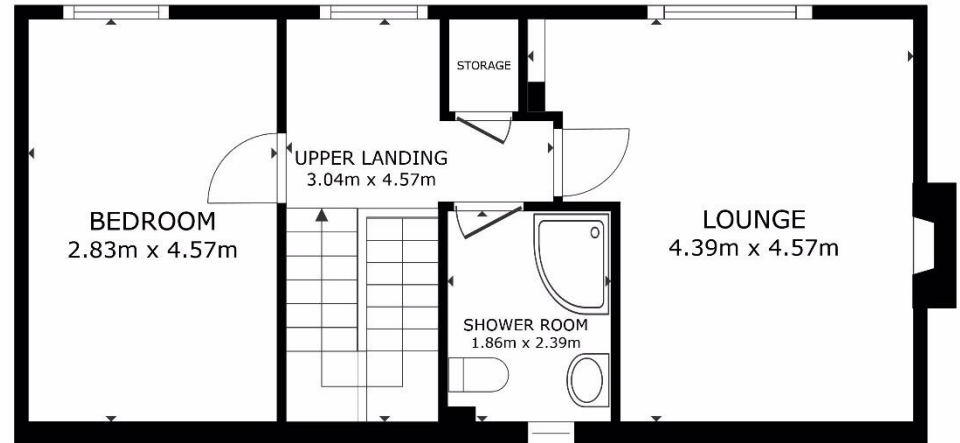
Private South facing rear garden with fence surround and exit via gate, which leads directly to the shared parking. This Garden is equally easy to maintain with patio, gravelled areas, flower beds, mature trees and shrubbery. This space is a sun trap and is very private – perfect for family and entertaining.





FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1 43.7 sq.m. FLOOR 2 46.0 sq.m.  
 TOTAL : 89.7 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 43.7 sq.m. FLOOR 2 46.0 sq.m.  
 TOTAL : 89.7 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.





# RE/MAX PROPERTY

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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