



**47 Maukeshill Court, Livingston Village,
Livingston, West Lothian, EH54 7AX**



RE/MAX[®] PROPERTY

FANTASTIC BUNGALOW ON A CORNER PLOT - RARELY AVAILABLE!

Carol Lawton and RE/MAX Property are delighted to offer to the market this generous detached bungalow, ideal for families offering excellent space for everyone and beautiful, extensive garden areas, definitely not to be missed! Comprising of: Entrance Vestibule, Hallway, Lounge, Kitchen, 3 Bedrooms and Family Shower Room. The property benefits from gas central heating, double glazing, Garage and Monoblock driveway.

Call to book your viewing as this property will be in demand!!

Maukeshill Court is set within Livingston Village which boasts nearby Eliburn Park, cycle paths, road links and a main line train station to both Edinburgh and Glasgow. It is also close to local amenities, is well served by bus services and is in catchment for the highly regarded Livingston Village Primary School. 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 D
No Factor Fees.





Front -

There's a large enclosed front garden that has timber fencing with a wrought iron gate. There are mature trees, shrubs and bushes, an outside tap and light. Mono bloc paving driveway to the garage and side garden.

Entrance Vestibule - 4' 8" x 3' 11" (1.432m x 1.206m)

Good sized room that is accessed via a ½ glazed wooden door. Central light fitting, carpet flooring and access to the hall. A great space for storing coats and footwear.

Hall - 7' 5" x 3' 2" (2.260m x 0.959m)

Large L shaped hall that gives access to the lounge, kitchen, 3 bedrooms, shower room and the loft space. 2 ceiling light fittings, carpet flooring, storage cupboard, feature alcove shelving and a radiator.

Lounge - 15' 5" x 12' 3" (4.703m x 3.735m)

Bright and light room with a large window to the front of the property allowing an abundance of light to flood in. Central light fitting, feature fireplace with an electric fire and a marble hearth, carpet flooring and 2 radiators.

Kitchen - 9' 8" x 9' 2" (2.954m x 2.789m)

Excellent room with a window overlooking the rear and a partially glazed UPVC door out onto the decking area in the rear garden. Comprising of base and wall units with complimentary worktops, splash back tiling and a composite sink with a mixer tap. Integrated gas hob, electric oven and extractor fan. Space for freestanding fridge/freezer and washing machine. Ceiling light, laminate flooring and a radiator.

Bedroom 1 - 13' 11" x 8' 11" (4.235m x 2.709m)

Attractive room with a window to the rear of the property. Central light fitting, fitted wardrobes and drawers offering plenty of hanging and storage space, carpet flooring, new window blind and a radiator.

Bedroom 2 - 9' 9" x 7' 9" (2.976m x 2.372m)

Beautiful room with a window to the front of the property. Central light fitting, double fitted wardrobes, carpet flooring and a radiator.

Bedroom 3 - 7' 7" x 7' 2" (2.301m x 2.176m)

Another great room with a window to the rear of the property. Central light fitting, carpet flooring and a radiator. This room could easily be used as a dining room.

Shower Room - 6' 8" x 5' 7" (2.024m x 1.707m)

Lovely with an opaque window to the side of the property. Comprising of a WC, sink with hot and cold taps and a walk-in shower cubicle with an electric shower. Spotlights and ceiling lights, wet walls, carpet flooring, extractor fan and a radiator.

Rear Garden -

The extensive rear garden has a decking area for outdoor entertaining, decorative stone chips, outside light, mature hedges, shrubs and plants. There is access to the garage via the partially glazed door and a mono bloc path.

Side Garden -

Amazing garden to the side of the property that is mainly laid to lawn with mature trees, shrubs and borders. This area is a wonderful place to relax and enjoy.

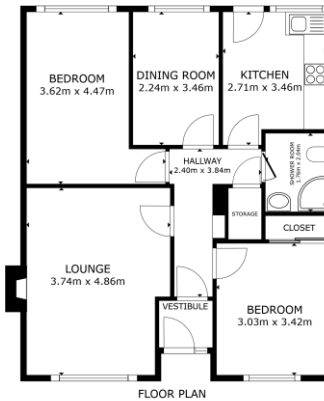
Garage -

The detached single garage has an 'up and over' door to the front and a door to the rear garden. It benefits from lighting and provides fantastic storage.

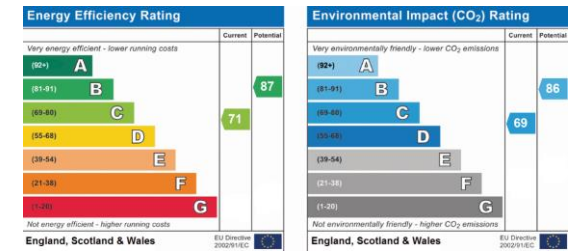




“Nobody in the world sells more property than RE/MAX”



GROSS INTERNAL AREA
FLOOR PLAN 73.5 SQ FT
TOTAL - 75.5 SQ FT
AREA AND DIMENSIONS ARE APPROXIMATE. SEE FOR DETAILS.



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