



RE/MAX PROPERTY



**2, Swallow Brae, Livingston,
West Lothian, EH54 6GZ**



This fantastic apartment is in an ideal locale being close to local amenities and Livingston North railway station. Having been upgraded throughout, this property is a true credit to its current owners. With plenty of off-road parking available, this home is ideal for many needs. Ladywell retains its community and unique character, whilst remaining within easy reach of the excellent amenities that Livingston has to offer. Positioned for easy access to many walks and green spaces, there are a few shops locally. The Centre and Livingston Designer Outlet Centre are only a few minutes' drive away, offering a large range of high street shops, supermarkets and banking facilities. Leisure amenities are all close at hand with the golf course at Deer Park, a multi-screen cinema, leisure pool and further sports facilities also available. Commuter links are good from this area, with the local Livingston North railway station, offering rail links to both Edinburgh and Glasgow and Edinburgh airport is within easy reach. In addition, there is easy access to both the A71 and M8 making this an ideal location to enjoy the quieter lifestyle, while still within commuting distance of the major cities. Ladywell nursery is within close proximity to the property, while Harrysmuir Primary School offers primary and secondary education at the local Inveralmond Community High School.

Front of Property

The welcoming approach includes a spacious communal carpark, as well as a neat path to the flat's communal entrance, surrounded by a tidy front lawn.

Hallway

Welcoming you into the flat is a wooden door, complimented by an entrance hallway equipped with white painted walls, and a sumptuous neutral grey carpet to the floor. The hallway gives access to all rooms and is brightened by ceiling lights. A storage cupboard makes fantastic use of space. A smoke detector, a radiator and power points are all also provided.

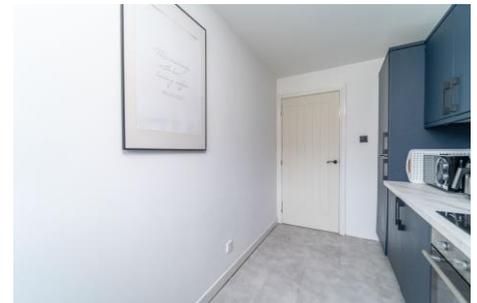
Living Room

4.053m x 3.959m (13'03" x 12'11")

This spacious living area has been designed with care to be the main room of the flat. It has similar décor to the rest of the flat, with white painted walls and a grey neutral carpet to the floor. Double doors open onto a Juliet balcony and provide views of the outside with plenty of natural light streaming in, which complements the ceiling light. Equipped with power points and a radiator, this room creates a 'wow' factor.

Kitchen 4.056m x 1.922m (13'03" x 06'04")

In keeping with the modern style of décor, this kitchen includes white painted walls, and laminate flooring. Recently renewed, the floor and wall mounted cupboards, with a contemporary blue finish, have lovely contrasting handles. The countertops and splashback contrast nicely with the blue cupboards, possessing a white marble effect finish. The integrated fridge-freezer, electric oven, four-ring electric hob, cooker hood and washing machine, will be included in the sale. The dark one and a half sink area complements the overall décor, with a drainer and hose-style tap. The room is lit with a ceiling light, as well as a window to the rear of the property bringing in some natural light. Power points are included.



Main Bedroom

3.300m x 2.854m (10'09" x 09'04")

This delightful room features white paint to the walls and a neutral grey carpet finishing the floor. A ceiling light compliments the natural light coming from a window to the side of the property. This bedroom also has double mirror fronted wardrobes providing lots of hanging and shelving space. Power points and a radiator complete this room.

Second Bedroom

4.039m x 2.021m (13'03" x 06'07")

This lovely room, previously a child's bedroom, has one feature painted wall, while the remaining walls are painted white. The floor is finished with a fully fitted neutral grey carpet. The room is brightened by natural light coming from a window, as well as a ceiling light. There is a well-placed double mirror fronted wardrobe, as well as a radiator and power points.

Bathroom

2.181m x 1.970m (07'01" x 06'05")

This tasteful bathroom is fitted with neutral tiling to the floor and neutral wipe-clean panelling to the walls. The white suite includes a close coupled toilet, a pedestal sink and an over bath electric shower. A towel ladder radiator, a shaving socket and an extractor fan are also supplied.

Additional Items

Tenure: Freehold. Council Tax Band: C

Annual factor fee currently £70 per month.

All fitted floor coverings, window blinds and the integrated kitchen appliances 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 07960 996670.

OFFERS

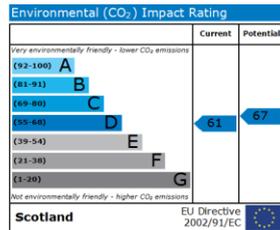
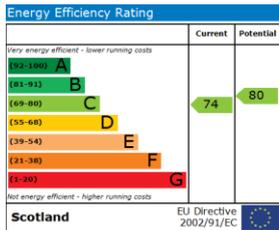
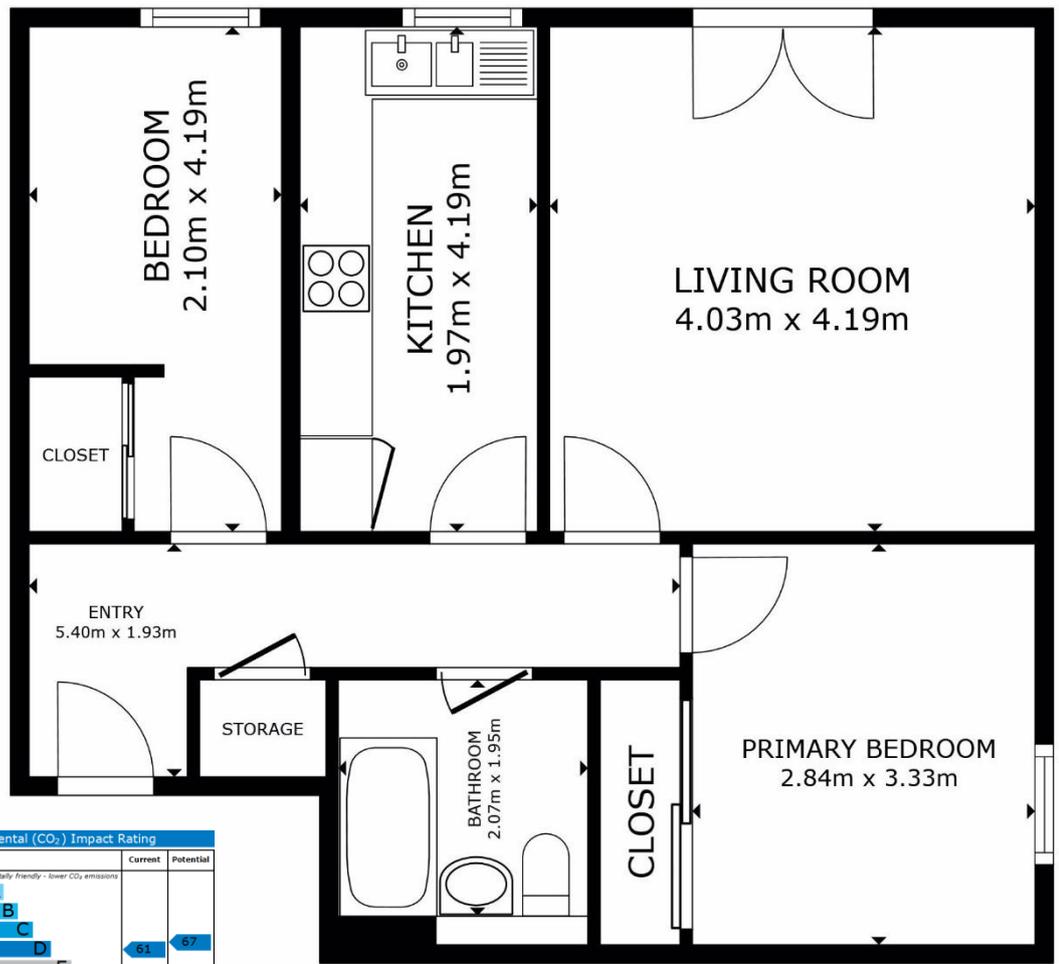
All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

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







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.



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