



- Detached Property
- Master En Suite
- Three Double Bedrooms
- Garage
- Driveway
- Ideal Family Home

Alba Property View ...

*Must see property. Well presented.
Early viewing highly recommended.*

**39 Kilne Place, Livingston, West Lothian,
EH54 6SG**

Offers Over £204,950



Alba Property are please to offer to the market this three bedroom detached property situated in the popular Eliburn area of Livingston. Property comprises: Entrance porch, lounge, dining room, breakfasting kitchen, utility room, 3 double bedrooms, master en suite, family bathroom, garage. This property is well presented and a credit to the present owners.

Accommodation

Lounge 16' 2" x 11' 0" (4.93m x 3.35m)

The large lounge has a window to the front of the property. French doors to the dining room. Carpet. Radiator. Ceiling light. Stairs leading to the upper level.

Dining Room 9' 7" x 8' 8" (2.92m x 2.64m)

The dining room is accessed from the lounge, with patio doors leading onto the rear garden. Laminate flooring. Door to the kitchen. Radiator. Ceiling light.

Kitchen/Breakfast Room 11' 2" x 9' 7" (3.4m x 2.92m)

The breakfasting kitchen is fitted with a good range of base and wall mounted units with contrasting worktop and vinyl flooring. Integrated appliances include the gas hob with electric oven and hood. Window to the rear of the property and door to the side.

Utility Room

Accessed from the kitchen, the utility room has fitted base units with a single sink and drainer, Spaces for washing machine and upright fridge freezer. There is an under stair storage cupboard.





Master bedroom 11' 3" x 11' 0" (3.42m x 3.35m)

The master bedroom overlooks the rear aspect. Carpet The room benefits from double built in wardrobes with mirror sliding doors and providing hanging and shelving space..

En-suite 9' 0" x 4' 0" (2.74m x 1.22m)

The en suite has an opaque glazed window to the side of the property. Vinyl flooring. Ceiling light. Radiator. The en suite comprises: pedestal wash hand basin, push button WC and shower cubicle with mains shower.

Bedroom 2 10' 1" x 10' 0" (3.07m x 3.05m)

The second double bedroom has a window to the front of the property. Carpet. Radiator. This room also benefits from double built in wardrobes with mirror sliding doors.

Family Bathroom 9' 0" x 5' 4" (2.74m x 1.63m)

The family bathroom has an opaque glazed window to the side of the property and is fitted with a modern white suite with thermostatic shower with bi-fold screen to the bath, pedestal wash and basin and push button WC.

Bedroom 3 10' 1" x 10' 0" (3.07m x 3.05m)

The third double bedroom has a window to the front of the property. Laminate flooring. Radiator. Ceiling light. Ample space for free standing furniture.

Externally

Externally, the front garden is laid to lawn with the double mono block driveway leading to the single garage. The rear garden has a woodland backdrop, and is laid to lawn with a stylish tiered timber decked patio for al fresco entertaining.

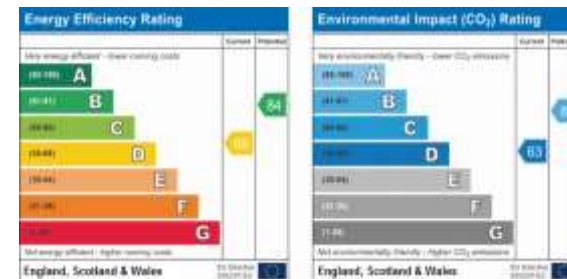
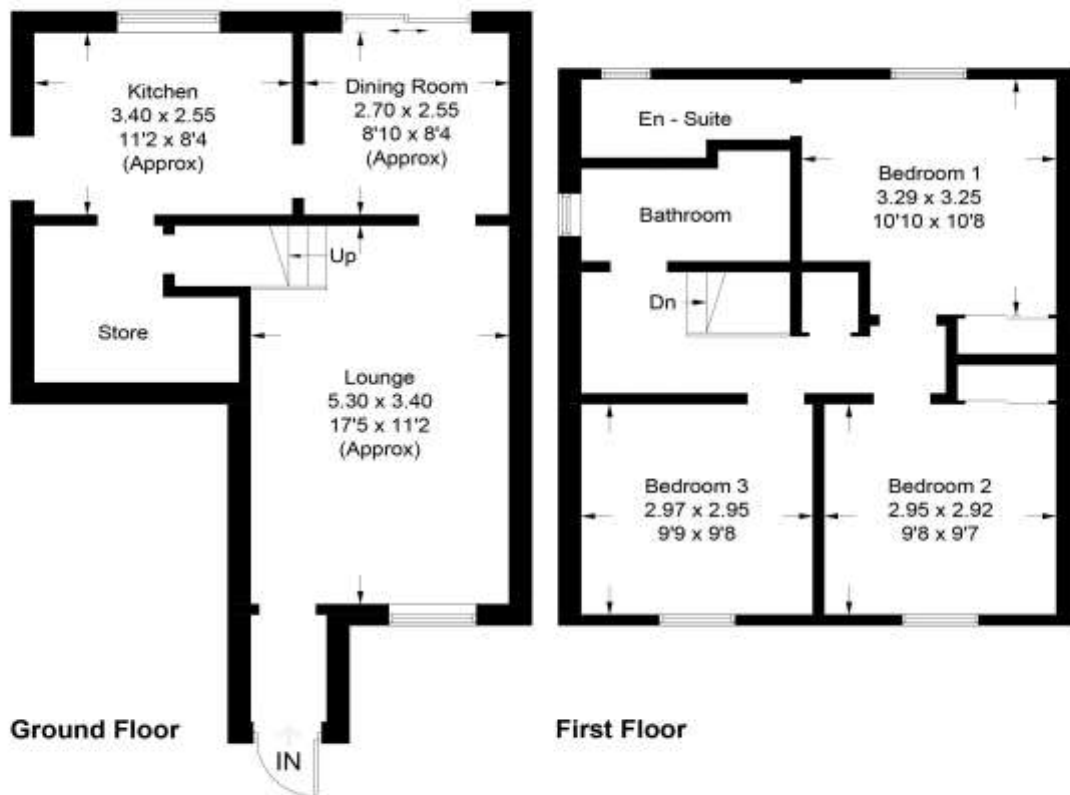
Garage

There is a single garage with up and over door.



39 Kilne Place

Approximate Gross Internal Area = 90.1 sq m / 970 sq ft



Extras (Included in Sale)

Area

Kilne Place is situated close to Livingston North train station and excellent bus links, offering services to Edinburgh and Glasgow. This property is ideally placed for the commuter. It is also in the catchment area for Peel Primary School in Eliburn. Local amenities are just a short walk away including Eliburn Park. Livingston itself offers the full range of amenities including nursery, schools, as well as dental and medical facilities. St John's hospital is also close by. There are also excellent shopping and leisure facilities available.

Viewing/Offers

Please call Alba Property to arrange a viewing. All offers should be submitted via Alba Property- Email Sales@AlbaProperty.co.uk

Notes :Prospective purchasers are requested to note formal interest with Alba Property as soon as possible after viewing in order that they may be informed of any closing date . The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest ,or any, offer. These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing.We have not tested the electricity , gas or water services , Heating systems or any appliances . No Warranty is implied or given.



01506 500 999

www.AlbaProperty.co.uk

**Call us to arrange a FREE home valuation.
Our Guarantee – No Sale, No Fee.**

