



- Ground Floor-Main Door Flat
- 2 Double Bedrooms
- Light & Airy Lounge
- Fitted Kitchen & Bathroom
- Residents Parking
- Ideal First-Time Purchase

**Alba Property View ...**

*"Fantastic location, great storage and large room proportions. A fabulous first-time purchase"*

**1/1 Kestrel Brae, Livingston, EH54 6UZ**

**Offers Over £112,500**



Alba Property are delighted to present to the market this spacious ground floor, main door flat which is ideally placed for access to the motor links and Livingston North train station. This two double bedroom property offers great room proportions throughout, good storage, bright lounge and a fitted kitchen and bathroom. The property also benefits from residents parking, double glazing & gas central heating to ensure all year-round comfort. Perfect first-time purchase or buy-to-let investment.

Tenure: Freehold Council

Tax Band: C

### Accommodation

#### Entrance Hallway

Behind its welcoming exterior sits a spacious home with accommodation over one level. The timber door provides access to the entrance hallway and all rooms. Large store cupboard for all your household necessities.

#### Lounge 14' 11" x 12' 10" (4.54m x 3.91m)

Bright and spacious room with an abundance of natural light thanks to the two large windows. A great space to relax in the evening and entertain guests. Laminate flooring.

#### Kitchen 10' 11" x 9' 7" (3.32m x 2.92m)

Well-equipped kitchen fitted with a wide range of white base and wall mounted units with splashback tiling to walls and complementing worktops. Window to front. Laminate flooring.







**Bedroom 1** 12' 0" x 9' 6" (3.65m x 2.89m)

Well proportioned, rear facing double bedroom with fitted wardrobes offering storage and hanging facilities. Ample space for additional free-standing bedroom furniture as required. Laminate flooring.

**Bedroom 2** 10' 3" x 9' 0" (3.12m x 2.74m)

Spacious double bedroom with window to front. Space for free-standing bedroom furniture. Laminate flooring.

**Bathroom** 6' 6" x 6' 2" (1.98m x 1.88m)

The bathroom completes the accommodation and comprises of white w.c, wash hand basin and bath with shower incorporated above. White splashback tiling to walls and a complementing laminate floor.

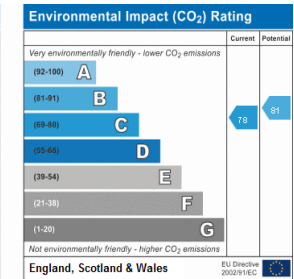
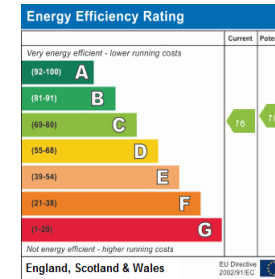
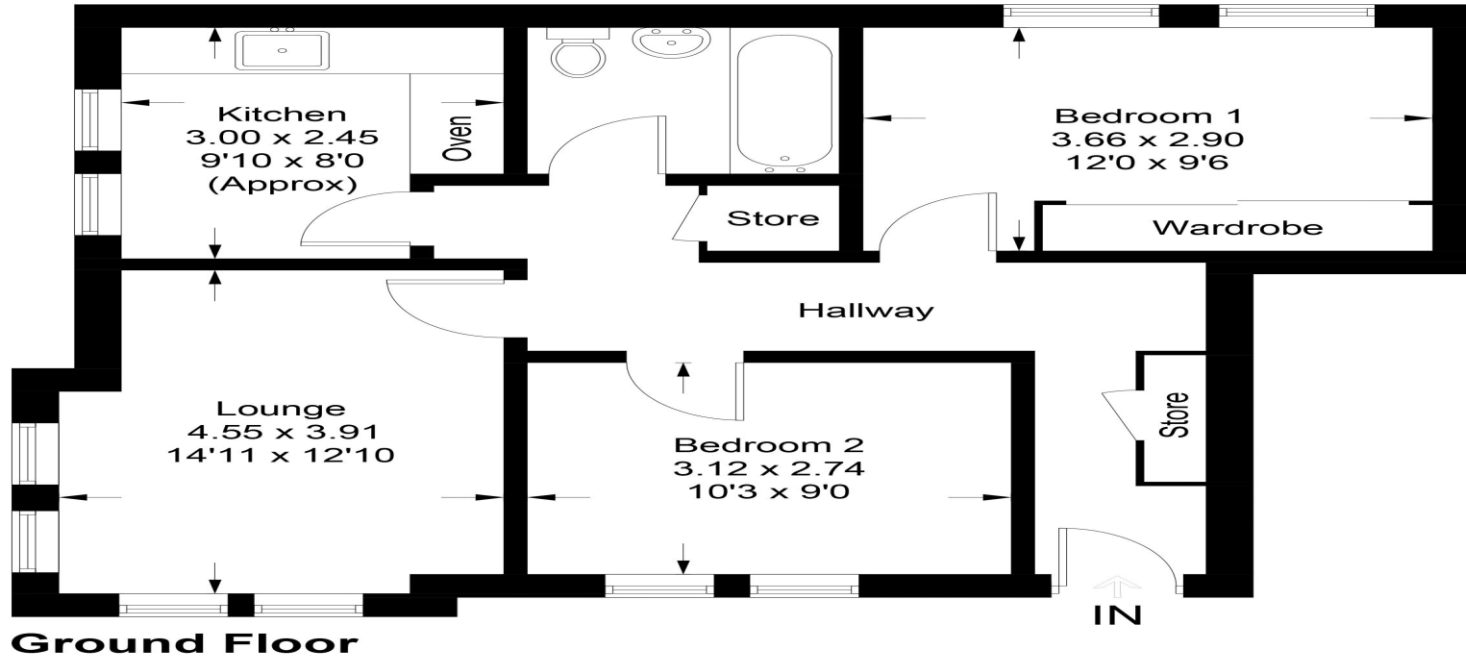
**Externally**

This fantastic property benefits from an abundance of residents parking to the rear.



# 1/1 Kestrel Brae, Livingston

Approximate Gross Internal Area = 55.2 sq m / 594 sq ft



## Area

Livingston provides the ideal place to work and live, boasting two modern shopping centres which house all the major high street retailers. There are of course excellent local nurseries, primary and secondary schools as well as doctor and dental practices. This development is situated on the outskirts of the town and within easy access to the M8 Motorway network. Livingston has 2 train stations offering regular services to both Edinburgh and Glasgow.

## Viewing/Offers

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



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