

19 STONEBANK, LIVINGSTON, WEST LoTHIAN EH54 6HQ



MUST VIEW! Sneddon Morrison Estate Agents are delighted to offer this lovely three-bedroom end-terraced villa, set within a sought after location, to the open market. The property is in good condition throughout and benefits from gas central heating, double-glazing and contemporary kitchen and bathroom fittings. Comprising:

- Entrance Hallway, Lounge/Dining area, Kitchen, WC, Three Bedrooms, Bathroom, Gardens to front & rear



This well presented three-bedroom end-terraced villa lies in a quiet location within the popular Ladywell area of Livingston and must be viewed to appreciate what is on offer.

The property flows seamlessly from the minute you enter the hallway. The lounge, which is of natural décor, benefits from windows to the front and rear allowing volumes of natural light.

The modern grey kitchen has ample soft close base and wall-units with coordinated worktops, a stainless steel sink with drainer and a full range of integrated and freestanding appliances. The room further benefits from quality flooring and a UPVC glazed door, which provides access to the rear garden.

All three good-sized bedrooms have carpet to the floor and ample space for a range of freestanding furniture.

The modern bathroom suite comprises of a WC, wash hand basin over a pedestal and a bath with electric shower over. There is a wall-mounted radiator and the walls are fully lined with Perspex panels. The WC comprises of a WC and a wall-mounted wash hand basin.

The property has gardens to the front and rear, which are fully enclosed by a timber



perimeter fence. The front garden is of low maintenance and is laid with decorative stone chips. The rear garden is laid to lawn with a small paved patio area offering a great place to relax and enjoy the sunshine.

The property is fully double-glazed and has gas central heating.

Overall, this is a lovely home in a great location.

EXTRAS - Can be discussed and agreed with the seller.

INFORMATION - All sizes are recorded by laser tape measurement to give an indicative, approximate size only. Prospective purchasers should make their own enquiries - no warranty is given or implied. This schedule is not intended to, and does not form any contract.

VIEWING - Strictly by appointment through Sneddon Morrison Estate Agents – **01501 749269**

OFFERS - All offers should be submitted to the Whitburn office of Sneddon Morrison Estate Agents - **Fax No. – 01501 745440**

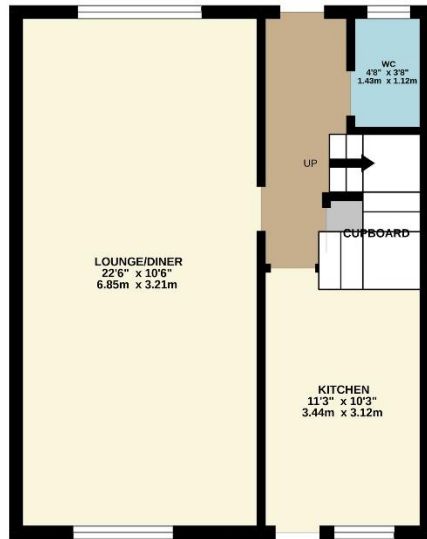
INTEREST - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

OFFICE CONTACT - Stacey Stirrat on **01501 749269**.

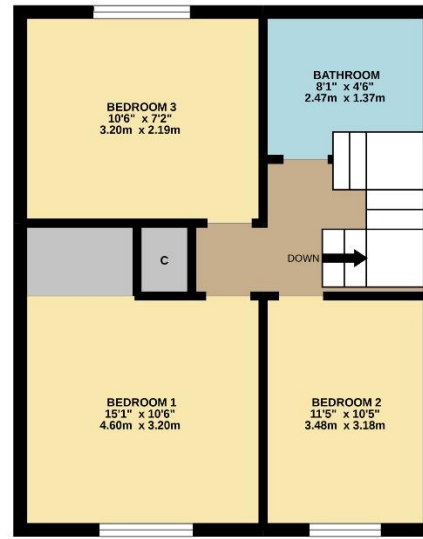
THINKING OF SELLING? - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.



GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

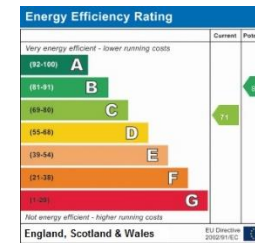


1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.

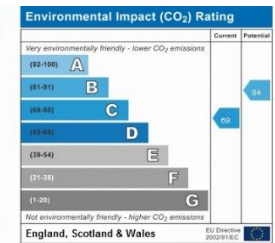


TOTAL FLOOR AREA : 795 sq.ft. (73.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address:
19-21 Elm & St George's Road, Whitburn, EH54 6HQ



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Email: property@sneddonmorrison.co.uk • **Web:** www.sneddonmorrison.co.uk

Branches at Bathgate, Blackburn, Livingston, Shotts and Whitburn

IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106