

1A LISTON DRIVE, KIRKLISTON, EDINBURGH, EH29 9BX



EXCELLENT FAMILY HOME! - Sneddon Morrison Estate Agents are delighted to offer this well presented three-bedroom end-terrace villa, to the open market. This property is in walk-in condition throughout and benefits from gas central heating and double-glazing. Comprising:

- Entrance hallway, Lounge, Dining Kitchen, Three Bedrooms, Shower room, Gardens to front, side & rear



This fantastic three-bedroom end-terrace villa will make a great family home and should be viewed to appreciate what is on offer.

The house flows seamlessly from the minute you enter the front door with access from the hallway gained to the lounge, kitchen, shower room and the carpeted staircase to the upper level where we access the three bedrooms.

Overlooking the garden and street area, the lounge is of neutral décor and is a bright spacious room benefitting from laminate flooring and a gas fire with marble surround. The dining kitchen has ample base and wall units with coordinated worktops and comes equipped with a full range of appliances. A PVCU/glazed door provides access to the rear garden.

The downstairs shower room consists of a WC, wash hand basin set over a pedestal and a corner cubicle with an electric shower over. The walls are partially tiled and the room further benefits from a wall-mounted heater and tiled flooring.

Upstairs, there are three good-sized bedrooms, all of which have carpet to the floor and ample space for freestanding furniture.



The front garden consist of a paved path leading to and around the side of the property. There is an area laid to lawn with a planted area and is enclosed by a timber perimeter fence. The rear garden is partially enclosed and is laid to lawn with a chipped border offering a lovely spot to relax, entertain and enjoy the sunshine.

Key Information:

Home Report Valuation: £195,000

Total Floor Area: 98m²

Council Tax: C - £1,650.84 per year

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**

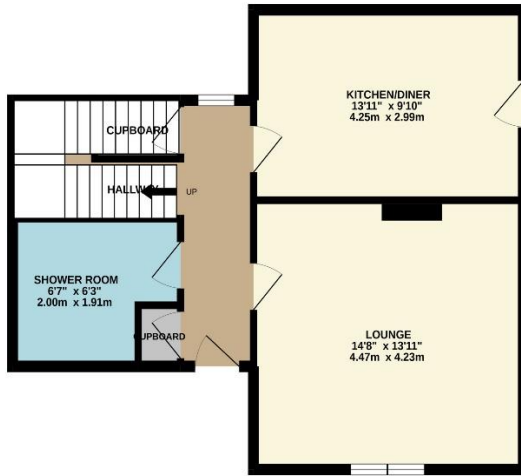
INTEREST - It is important your solicitor notifies this office of your interest otherwise this property may be sold prior to your knowledge.

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

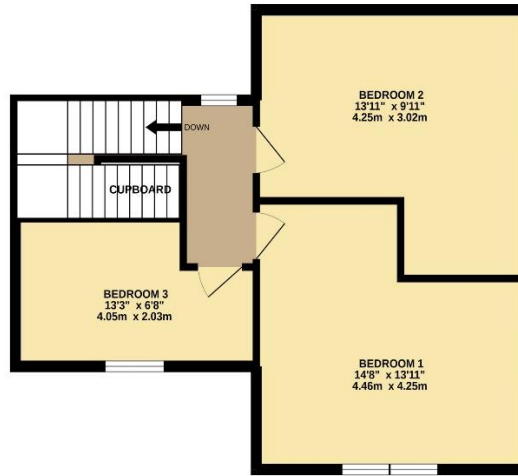
THINKING OF SELLING? - To arrange your FREE market valuation today simply call **01501 749269** and ask for Stacey Stirrat.



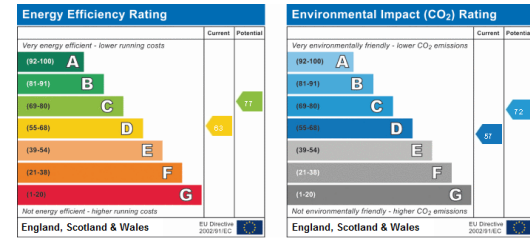
GROUND FLOOR



1ST FLOOR



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:
18 St 2 / Drive Park B • Edinburgh EH29 9BX



All Enquiries to:

Property Department, 14 East Main Street, Whitburn, West Lothian EH47 0RB

Telephone: 01501 749 269 • **Fax:** 01501 745 440

Email: ss@sneddonssc.co.uk • **Web:** www.sneddonmorrison.co.uk

Branches at Bathgate, Livingston 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