



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**15 Bloom Court**  
Livingston Village, Livingston, EH54 7AQ

# 15 Bloom Court

Set on a quiet cul-de-sac in Livingston Village, this three-bedroom end-terrace house has a popular location, positioned by a large green and within easy reach of schools, amenities, and regular transport links. It offers bright and spacious rooms, and benefits from a south-facing aspect and a fully-enclosed rear garden. Whilst the property is now in need of modernisation, the home remains an excellent opportunity for buyers; plus, it offers the chance to set the style of the interiors to your own standards with real potential to add further value.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a fridge/freezer, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.

## Property Summary

- End-terrace house with a leafy setting
- Desirable location in Livingston Village
- Welcoming hall with built-in storage
- Dual-aspect living and dining room
- Well-appointed kitchen
- Two double bedrooms with wardrobe storage
- One versatile single bedroom with wardrobes
- 4pc bathroom with a shower cubicle
- Attic space
- Low-maintenance front and rear gardens
- Private garage and parking space in front
- Electric storage heaters and double glazing
- EPC Rating - F | Council Tax Band - D





Quiet cul-de-sac setting in Livingston Village, near amenities, schools, and transport links



Let us help you find your next  
**dream property!**



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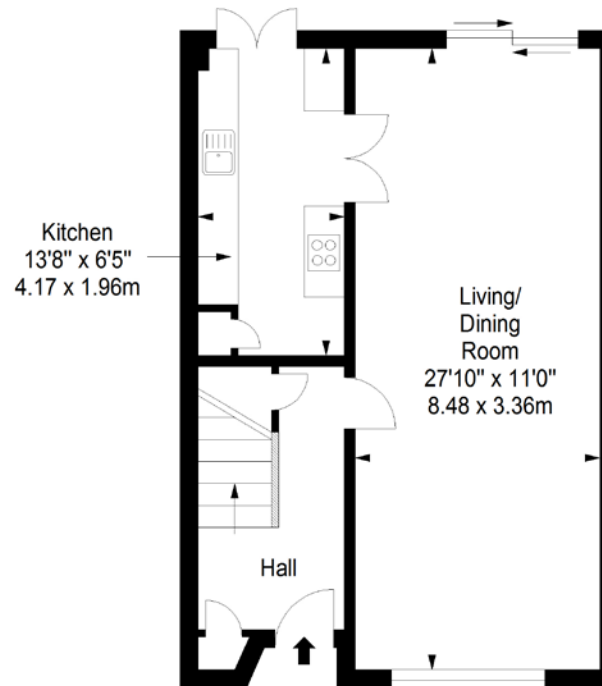
 **CHARTERED FIRM**

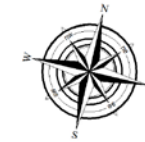
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

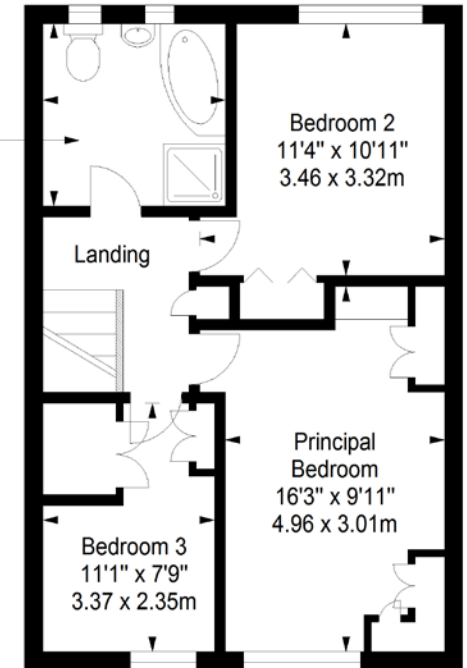
**Ground Floor**  
Approx. 45.9 sq. metres (494.1 sq. feet)



**First Floor**  
Approx. 47.3 sq. metres (509.1 sq. feet)



Bathroom  
8'2" x 8'2"  
2.50 x 2.48m



Total area: approx. 93.2 sq. metres (1003.2 sq. feet)