



57 Herd Green, Livingston, EH54 8QA

www.mcdougallmcqueen.co.uk



Sylvia @ McDougall McQueen is delighted to offer to the market this detached bungalow set within a quiet popular residential area. The property is set over one level and occupies a generous plot with driveway and detached garage. The accommodation briefly comprises : entrance vestibule; well proportioned lounge with front facing window giving good natural light; kitchen with front facing window with sink below and a range of wall and base units. Two double bedrooms both with built in mirrored wardrobes. Bedroom 1 benefits from patio doors to the rear. Shower room with electric shower and window for natural light. The property benefits from gas central heating and double glazing. Externally there is a detached garage with power and driveway, gardens to the front side and rear.

- Charming detached bungalow with garage
- Set in a quiet and desirable residential area
- 2 double bedrooms, with built in wardrobes
- Bright front facing spacious lounge
- GCH, DG and easy to maintain garden area
- Perfect for a down-sizer or first time buyer



Location

The town of Livingston offers a selection of amenities with Nursery, Primary and Secondary Schooling, supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also provides a wealth of retail therapy housed within the Livingston Centre and Livingston Designer Outlet centre and is well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. A mainline railway to Edinburgh and Glasgow also serve the town.

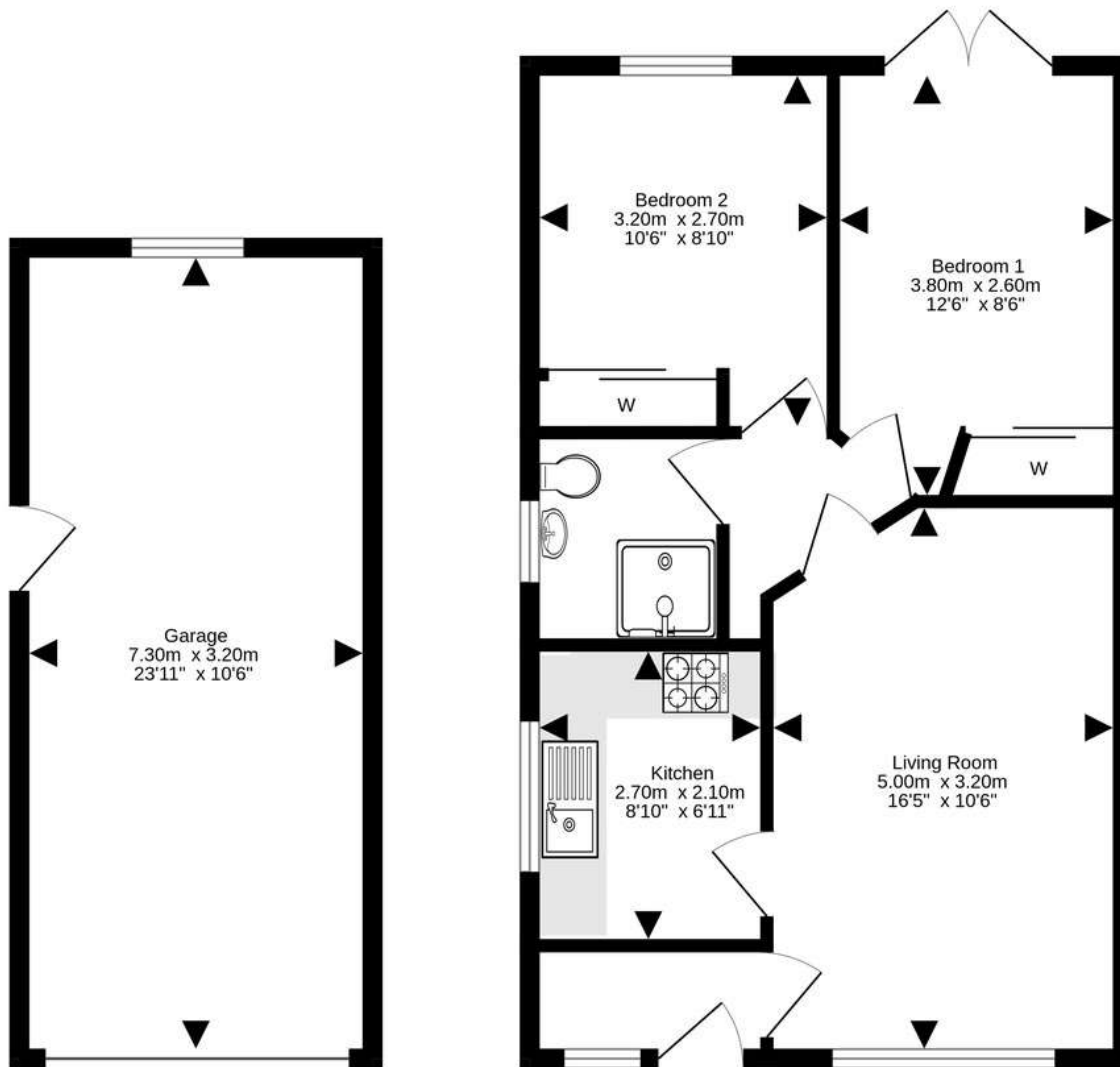
Extras

Included in the sale will be all window coverings and light fittings.

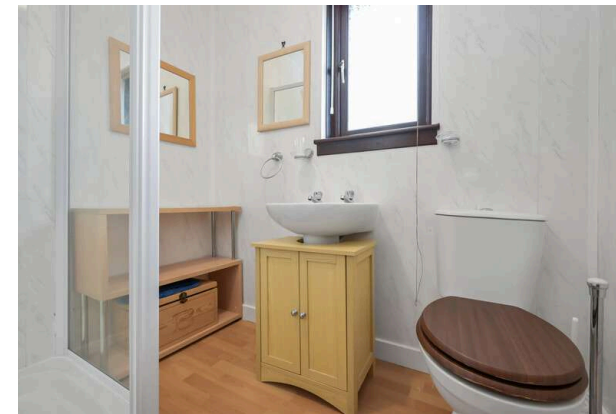
Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024



Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

