










Offers Over

£100,000

49 Wallace Mill Gardens

Livingston | West Lothian | EH53 OBG

A superb opportunity has arisen to acquire this lovely one bedroom first floor flat quietly positioned within a pleasant pocket of Livingston with an open outlook the valley of the River Almond. Close to good day-to-day amenities and commuting links, the property will undoubtedly appeal to the first-time buyer, young couple or investor.

-  1 bed
-  1 public
-  1 bathroom
-  Unallocated residents parking
-  Communal Garden Grounds
-  EPC Band - D
-  Council Tax Band - C



Description

Internally, the property is presented in move-in condition while briefly comprising of; inviting entrance hallway with a cupboard for storage, bright and airy lounge/diner with ample space for a good sized dining table and chairs, different configurations and an open outlook over the valley of the River Almond, fully-fitted kitchen with a range of integrated white goods, tiling in splash areas and a peaceful leafy outlook while being finished with wooden units and a dark worktop, generously-proportioned double bedroom with integrated wardrobes with sliding mirrored doors and room for freestanding furniture, and a partially-tiled bathroom suite with an over-bath shower.

The property also benefits from a secure door entry system, electric heating and double glazing throughout.

The property is managed by a factor with fees of approximately £100 per calendar month.



Extras

Selected fixtures and fittings, including; integrated electric hob, oven and extractor hood, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

There are well-kept communal garden grounds surrounding the property and for the car owner, there is unallocated residents parking to the rear of the building as well as on-street free parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

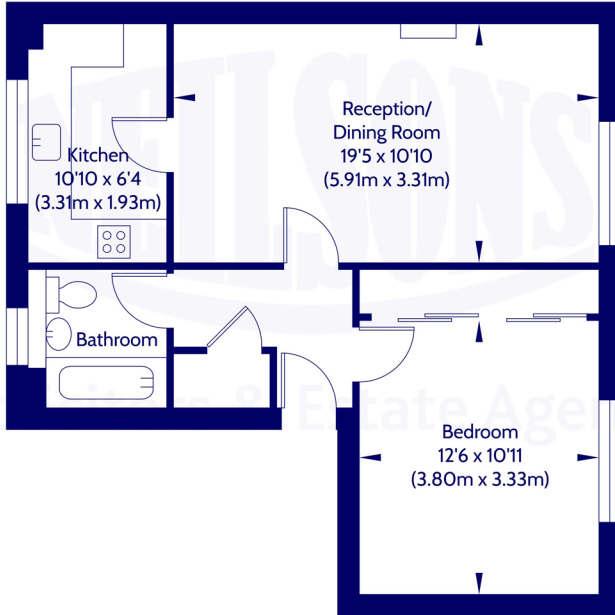
The property is pleasantly situated within the sought after district of Livingston, well placed for those commuting daily with regular rail links to Edinburgh & Glasgow. Alternatively, major access roads including the A71 and M8 allow for ease of travel out with the area. Within the immediate vicinity there are a wide range of amenities and facilities to meet every day needs including shops and supermarkets with The Almondvale Shopping Centre and Livingston Designer Outlet just a short distance away offering a more extensive range of high-street named shops and services. Reputable schooling is available within the area and for recreation facilities the property is conveniently positioned for access to the many cycle paths and woodland trails within Murieston Valley. The area has a choice of sport and leisure pursuits including swimming pools, golf courses, libraries and sport centres with a multi-screen cinema situated within the shopping centre.

First Floor

Approx. Internal Area 50.81 Sq M / 547 Sq Ft.

Not to scale. For identification only.

© www.planography.co.uk 2024



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

