



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2 James Young Avenue

Uphall Station, Livingston, West Lothian, EH54 5FF

2 James Young Avenue

This modern three-bedroom detached house forms part of a family-friendly development in popular Livingston, set close to excellent amenities, bus and rail links, and schools. The southwest-facing home boasts bright and spacious accommodation and it is presented in move-in condition, enjoying neutral styling and quality finishings. In addition, it provides private parking for at least two cars and it has a fully-enclosed rear garden, which is landscaped with a neat lawn and outdoor dining area.

Extras: all fitted floor and window coverings, light fittings, integrated oven and gas hob, freestanding fridge/freezer, and washing machine to be included in the sale.



Property Summary

- An executive detached house in Livingston
- Part of a sought-after modern development
- Modern interior design throughout
- Bright hall with storage and WC cloakroom
- Living room with fitted media wall and storage
- Modern dining kitchen with garden access
- First-floor landing with an airing cupboard
- Three bright and airy double bedrooms
- Contemporary en-suite shower room
- Family bathroom with double-ended bath
- Excellent storage and built-in wardrobes
- Landscaped gardens to the front and rear
- Monoblock driveway and integrated garage
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - E







Living room with fitted
media wall and storage and
a modern dining kitchen
with garden access







Three bright and airy
double bedrooms, a
contemporary en-suite
shower room and a
family bathroom





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

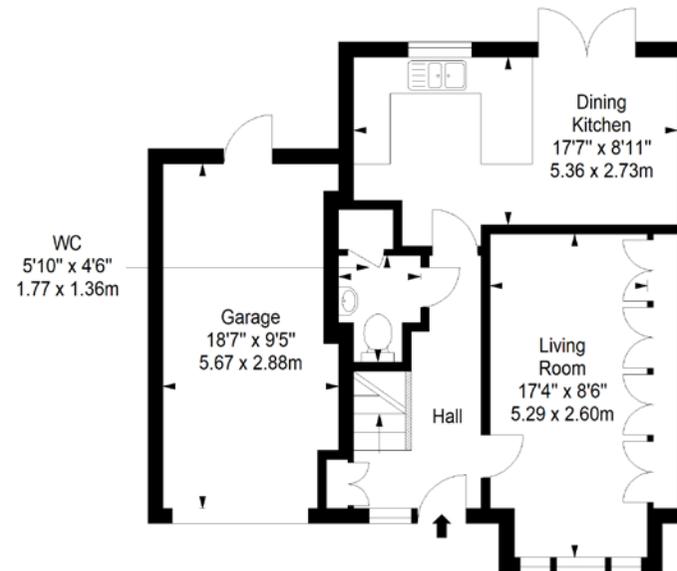
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

espc CHARTERED FIRM

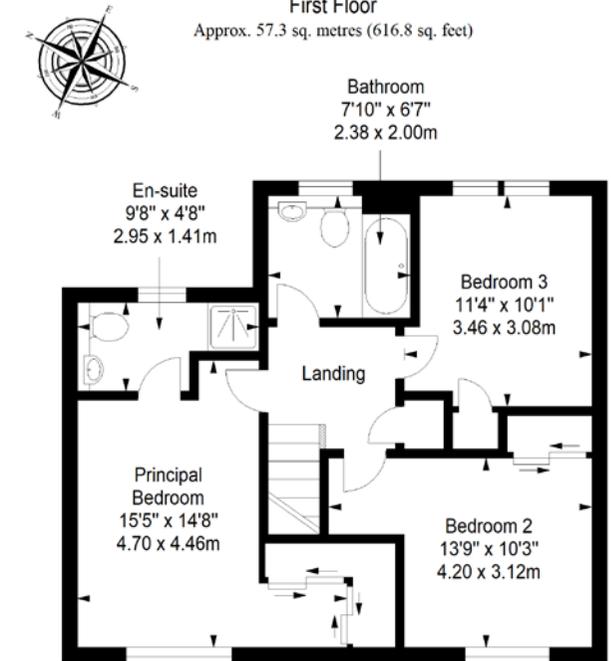
DISCLAIMER

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. 59.1 sq. metres (636.2 sq. feet)



First Floor
Approx. 57.3 sq. metres (616.8 sq. feet)



Total area: approx. 116.4 sq. metres (1253.0 sq. feet)