



RALPH SAYER
SOLICITORS & ESTATE AGENTS

47 Ossian Drive
Livingston EH54 9HL

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This beautifully presented three bedroom semi-detached villa forms part of a tranquil cul-de-sac, within a modern development in the highly regarded Murieston area of Livingston. The area is surrounded by countryside, offering great walks and only a 10 minute walk to Livingston South train station. This family home is in move-in condition and with stylish décor. It has spacious accommodation, two bathrooms (plus a WC), private parking, a garage and a large family-friendly garden.

Stepping into the home, you are greeted by a welcoming entrance hall, with practical WC. A glazed door leads into the living room. This reception area is bright and spacious, enjoying chic grey walls and plush carpet under foot. The minimalist style, allows new buyers to easily add their own stamp. Next door, the dining kitchen continues the attractive aesthetic, offering a generous footprint for a table and chairs. It also opens out into the rear garden for summer entertaining. The kitchen is appointed with sleek white cabinets, contrasted by gloss red splashbacks; while hosting a range of appliances (dishwasher, washing machine and fridge/freezer) and built-in oven, gas hob and chimney hood.

Property Summary

- Quiet cul-de-sac setting in highly regarded Murieston area
- Lovely semi-detached villa
- South facing living room
- Stylish kitchen/diner, with patio doors opening onto garden
- Downstairs WC
- Two double bedrooms; master bedroom with en-suite shower room
- Single bedroom
- Bright three-piece bathroom
- Gas central heating & double glazing
- Private gardens; front & rear
- Attached garage with driveway, providing off-street parking
- EPC Rating - C | Council Tax Band - E

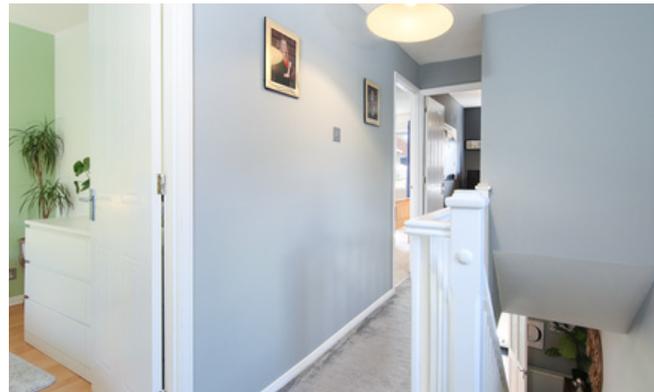
Home Report Value - £260,000







Presented with
stylish interiors
& in move-in
condition





On the first floor, a landing (with storage) leads to the three bedrooms. The master bedroom also has the added luxury of a modern en-suite shower room. A quality family bathroom, fitted with a three-piece suite, serves the remaining bedrooms.

Outside, the home has a neat south-facing front lawn and a fully-enclosed rear garden. The latter benefits from a secluded leafy aspect, backing onto to a wooded area; there is a large lawn, a patio and rear access into the garage. A private driveway and an attached garage provide off-street parking.

Extras: all fitted floor coverings, window blinds, light fittings, and kitchen appliances to be included in the sale.

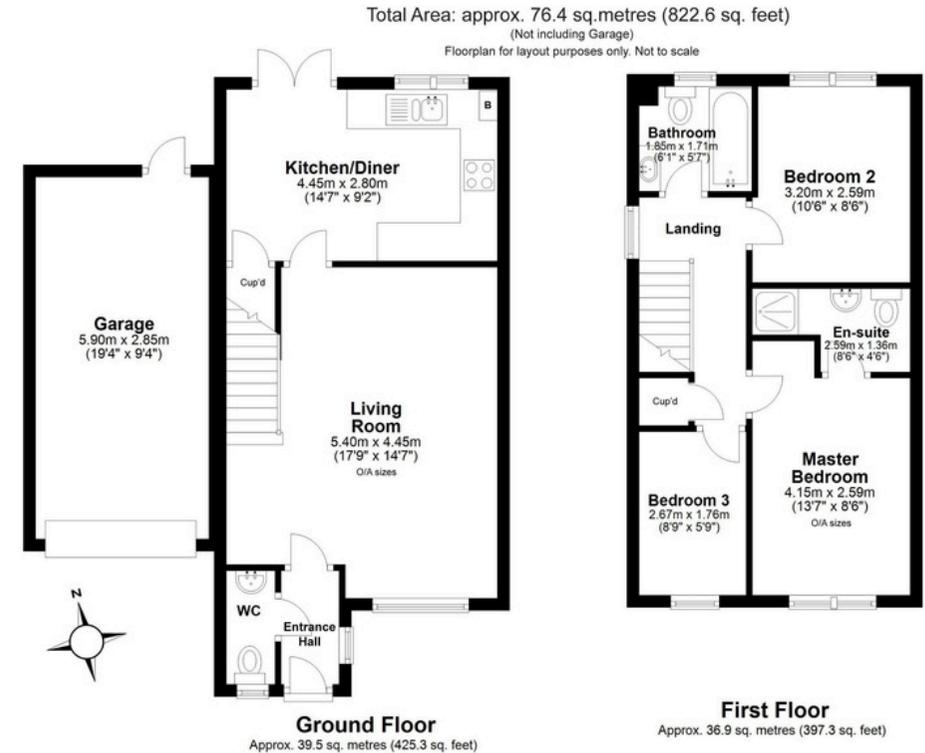
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Location

Livingston is a prime commuter town, being ideally situated between Edinburgh(approx.15 miles) and Glasgow(approx. 30 miles). With an excellent commercial and business hub, it attracts large national and international companies, including BskyB, with excellent employment opportunities. The Almondvale Centre and Livingston Designer Outlet offers fabulous high end shopping opportunities as well as, excellent bars, restaurants and a Vue Cinema complex. It also includes an Asda store. For leisure, there is the Deer Park Golf and Country Club or just along the A71 is the renowned Dalmahoy Hotel, Country Club and Golf Course. Murieston itself, is a highly regarded residential area, on the southern edge of Livingston. With countryside all around there are great walks on your door step or a short drive gives you access to the Pentland Hills. Livingston Cricket Club is close by. Livingston South train station services the area.



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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.