



10 Gregory Road

Livingston, West Lothian, EH54 7DR



VMH ESTATE AGENTS

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Executive three bedroomed detached family home within a new build development in Livingston.

- Spacious sitting/dining room
- Well appointed kitchen
- Principal bedroom with en-suite
- Two further double bedrooms
- Family bathroom
- Gas central heating & double glazing
- Large store room/office
- Driveway with electric car charger
- Spacious rear garden with shed

Offers Over: £310,000

EPC Rating: B

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.



About the Property

Forming part of The Almond development by Bellway this three bedroomed detached, Rosedale style home is ideal for professionals or growing families alike. Situated in the expanding Kirkton area of Livingston the property is situated close to many local amenities, schools and the Alba Business Park

Internally the property has been finished to the highest of standard throughout with upgraded kitchen and bathroom options installed.

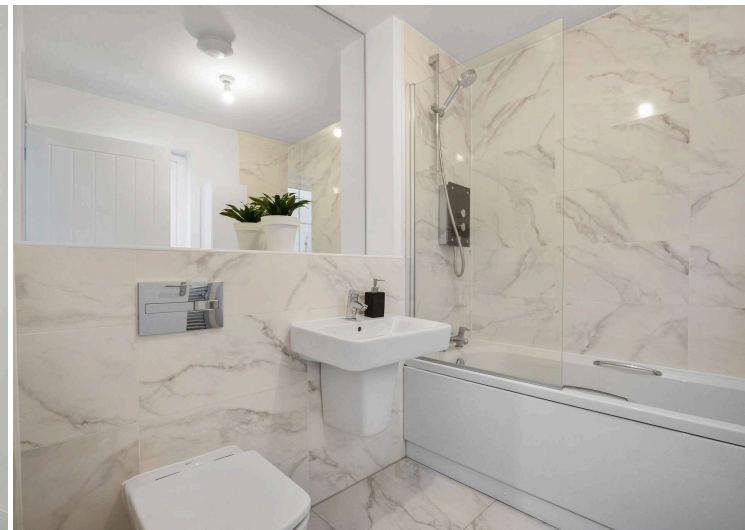
Further benefits include gas central heating, double glazing, front and rear gardens and driveway with electric car charger.

Extras

To include all fitted flooring and carpets, light fixtures (excluding shades), curtains and blinds, integrated double oven, gas hob, fridge/freezer, dishwasher, wine fridge and washing machine in the sale.







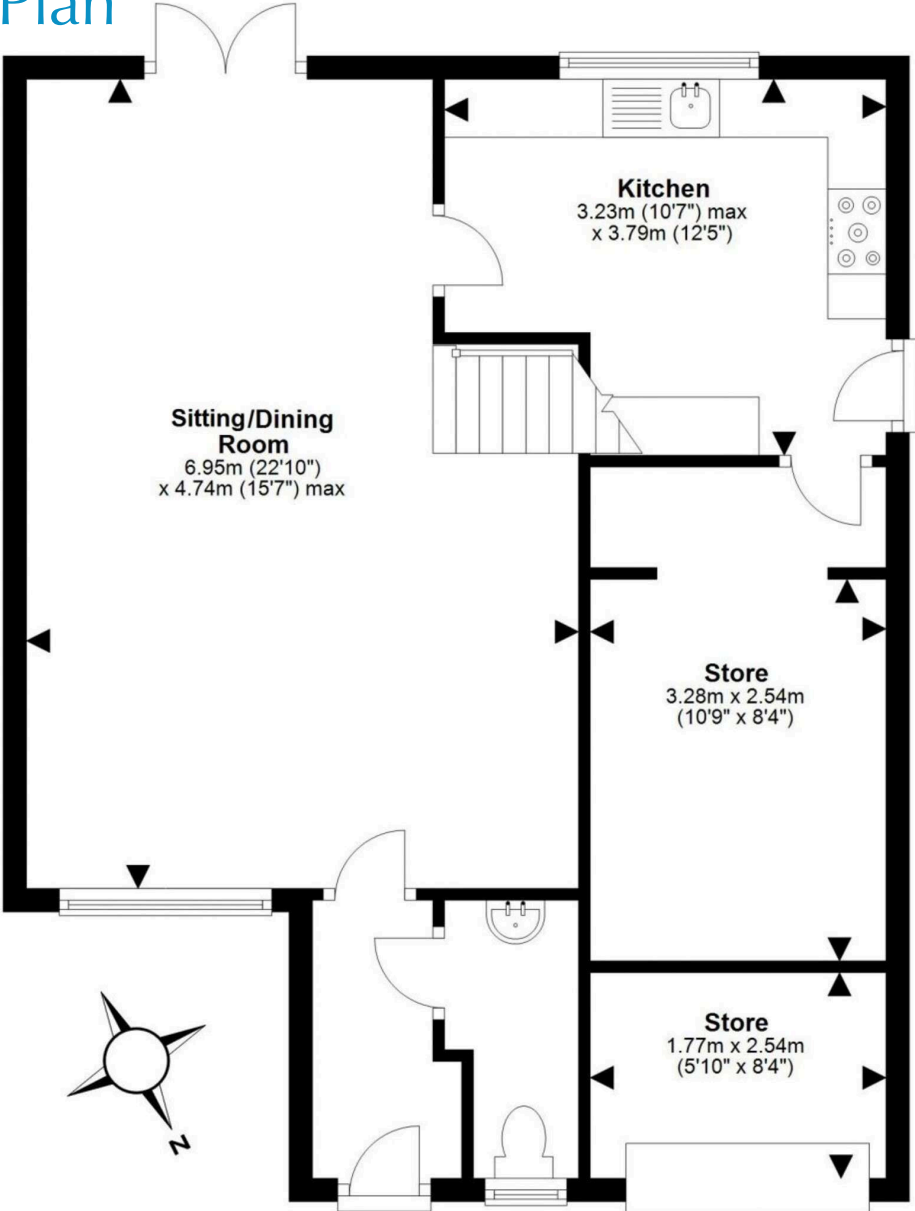
Location

Situated approximately 15 miles west of Edinburgh, Livingston is one of the largest and most popular destinations in West Lothian. The convenient accessibility to public transport is a major draw to residents and visitors alike.

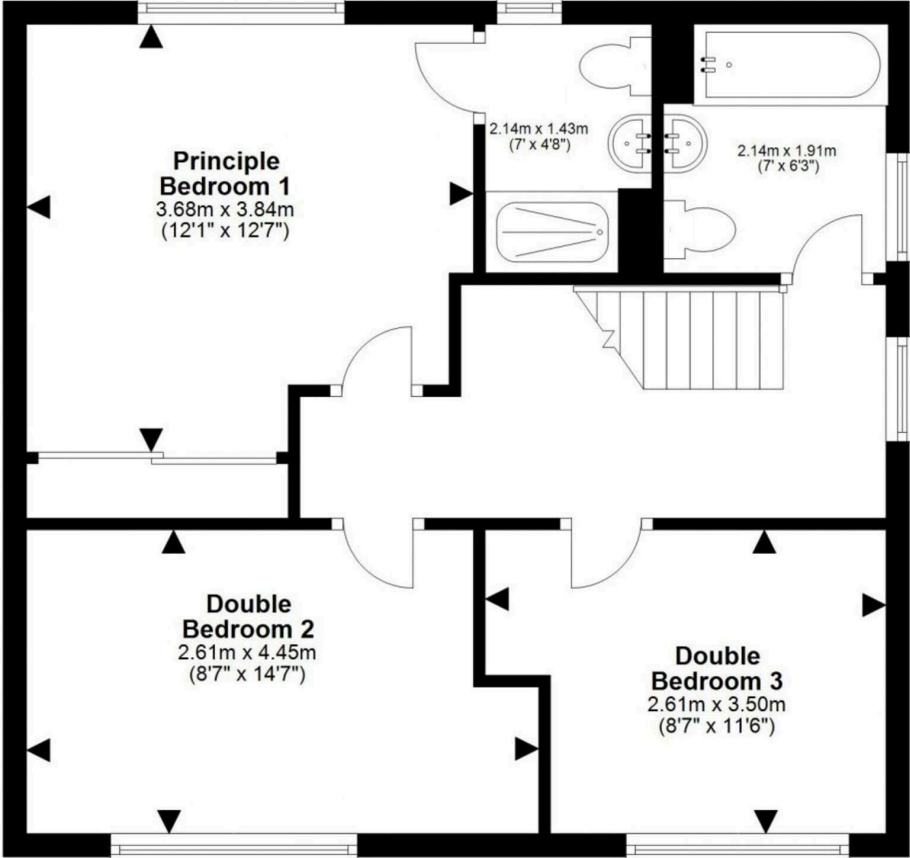
At the heart of the town lies The Centre and Livingstone Designer Outlet, one of Scotland's largest indoor shopping and leisure complexes, offering a plethora of retail outlets, dining options, and entertainment facilities.

There are many pleasant walks and recreational activities can be found nearby including 5 Sisters Zoo.

Floor Plan



Ground Floor



First Floor

Total area: approx. 115.0 sq. metres (1237.7 sq. feet)
This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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