AB Properties

138 Lea Rig

, Forth, ML11 8EQ

Offers over £78,500

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Situated in a popular residential area of Forth, this spacious three-bedroom mid-terrace house is an excellent choice for family living.

The ground floor comprises of a welcoming entrance hallway with a large storage cupboard, a bright and spacious lounge with a picture window that floods the room with natural light, a formal dining room, and a fitted kitchen with ample space for appliances.

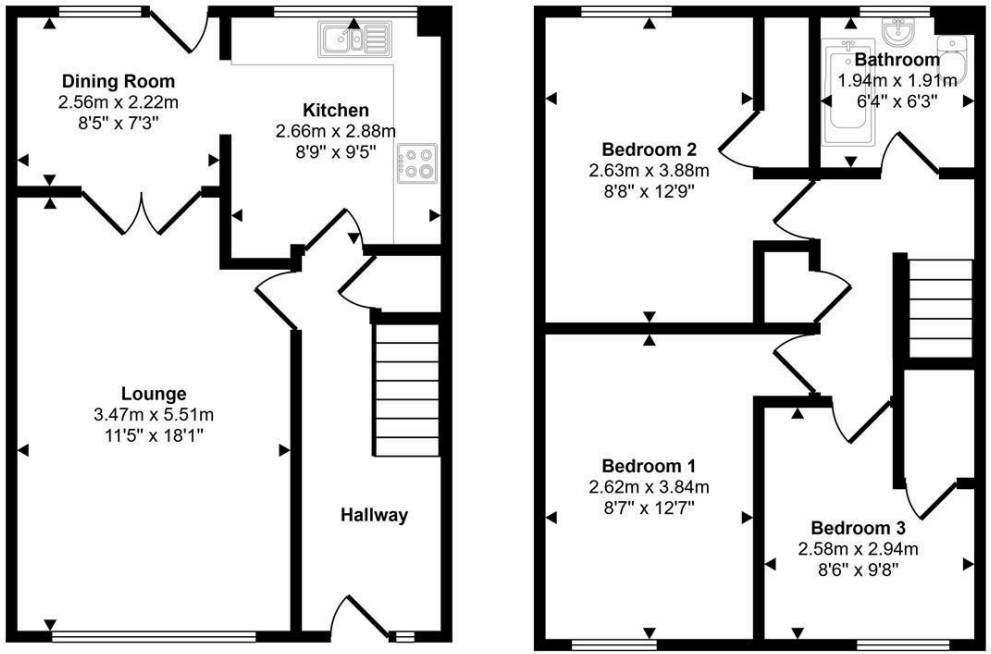
The upper level offers a landing with an additional storage cupboard, a family bathroom with a shower over the bath, and three generously sized bedrooms, two of which feature fitted wardrobes.

Further benefits include electric storage heating and double-glazed windows throughout.

Externally, the property boasts low-maintenance gardens to the front and rear, perfect for easy upkeep.

Forth village provides a peaceful, residential setting while offering excellent connectivity. Livingston, with its extensive shopping facilities, is only a 20-minute drive away, while the Edinburgh City Bypass is just 30 minutes, offering access to East Central Scotland. For those commuting to Glasgow and the West, the M74 is also just a short 20-minute journey.

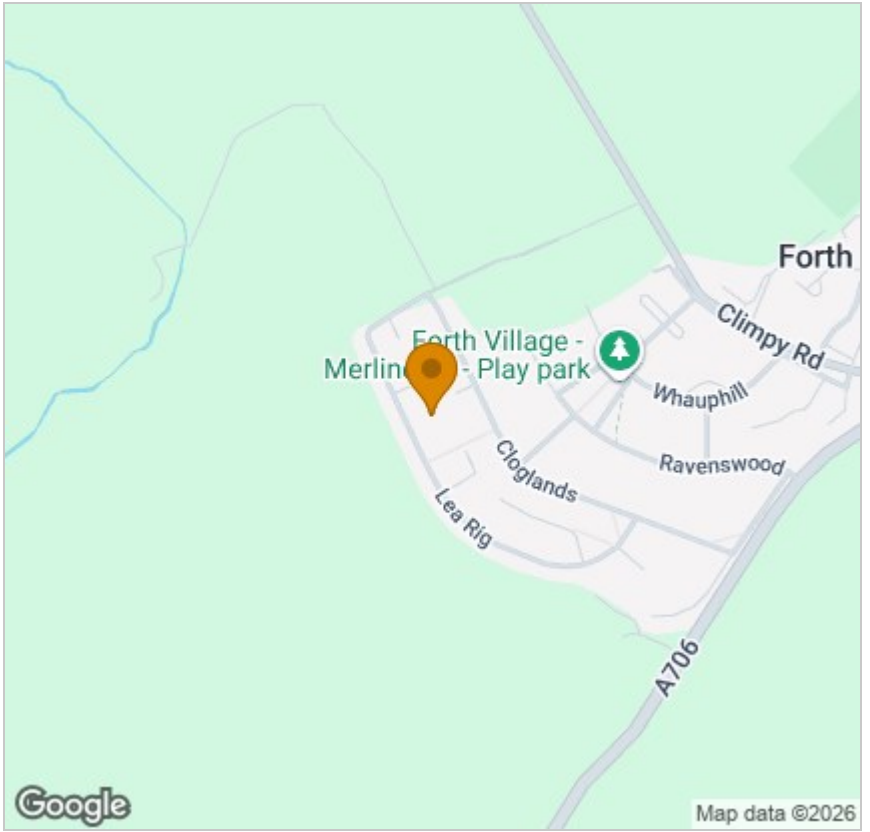
Approx Gross Internal Area
85 sq m / 910 sq ft



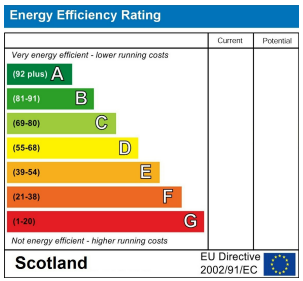
Ground Floor
Approx 42 sq m / 453 sq ft

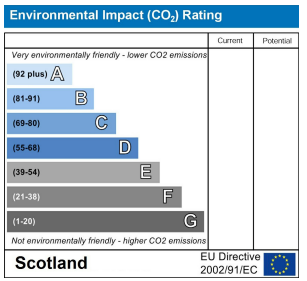
First Floor
Approx 42 sq m / 457 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Graph





Viewing

Please contact our AB Properties Office on 01555 660077
if you wish to arrange a viewing appointment for this property or require further information.

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