



64 Lanark Avenue

Deans, Livingston, EH54 8QN

Offers over £129,000



Set within a convenient location for access to amenities and transport links, this chain free, 2 bedroom first floor maisonette is an ideal choice for buyers entering the market or potential investors looking to add to their portfolio. Located in Lanark Avenue in the Deans area of Livingston, the property is a short walk from Livingston North train station, with a Morrisons supermarket and other retail units directly behind the property and accessed easily from the doorstep. A further commuting link to the M8 motorway can be found in short driving distance from the property. Within Livingston itself is a wide range of shopping, food outlets and recreational amenities with parklands and walking/cycling routes offering good choice for those keen to explore the surrounding area.



Description

The property itself offers well-proportioned accommodation spread over the first and second floor of the building, with entrance hallway and storage area found to the ground floor. At first floor is a comfortable main living room, ideal for everyday relaxing and unwinding. A fitted kitchen boasts a selection of storage cabinets, alongside a washing machine, fridge-freezer and integrated double oven that will remain with the sale, whilst there is ample space for a table to accommodate daily meals. A large walk-in cupboard houses the gas fired boiler, but this could be adapted to offer study space for those working from home. On the upper floor are the 2 double bedrooms, both well sized for family arrangements with nice views from each aspect on a clear day. The modern bathroom features a 3 piece suite alongside a chrome mixer shower, with wet wall panels perfect for ease of maintenance. Good storage throughout is ideal for everyday essentials, whilst a small courtyard area to the front is chipped for enjoying the sunny weather. Parking spaces are shared and can be found immediately outside the garden gate.

Location

In the northern area of Livingston, Deans is well positioned for access to the major road networks surrounding the town, including junction 3 of the M8. A train station at Livingston North provides a regular service to both Edinburgh and Glasgow. A selection of primary schooling is available in the area, whilst Deans High School is the secondary school serving the area. A comprehensive range of recreational and shopping facilities are available within Livingston, with The Centre and multiplex cinema within easy reach. Deans is also well located for use of St Johns Hospital.

Entrance Hall 10'2" x 6'2" (3.11m x 1.90m)

First Floor Hall 10'2" x 6'2" (3.10m x 1.88m)

Living Room 14'9" x 10'3" (4.50m x 3.13m)

Kitchen 14'9" x 8'3" (4.50m x 2.54m)

Study 6'11" x 5'0" (2.13m x 1.54m)

Second Floor Hall 10'0" x 9'6" (3.06m x 2.91m)

Bedroom 1 14'9" x 10'5" (4.50m x 3.18m)

Bedroom 2 14'9" x 8'5" (4.50m x 2.59m)

Bathroom 7'7" x 4'11" (2.32m x 1.50m)

Key Info

Home Report Valuation: £130,000

Total Floor Area: 80m² (865 ft²)

What3words: ///level.shows.left

Parking: On-Street & Shared Bays

Heating System: Gas

Council Tax: A - £1519.94 per year

EPC: C

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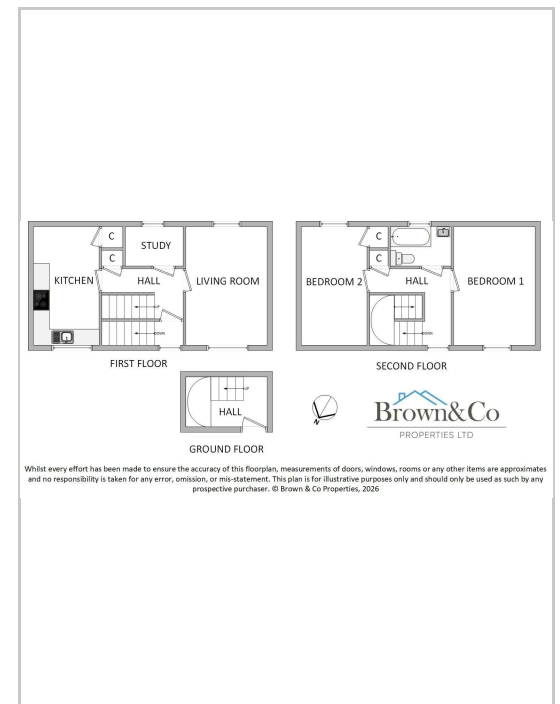
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Area Map



Floor Plans



Energy Efficiency Graph

