



25 Livingstone Quadrant

Harthill, ML7 5PY

Offers over £120,000



Tucked within a quiet position within the Eastfield area of Harthill, this 2 bedroom terraced property offers an ideal step for buyers entering the market for the first time. Located within the established private development of Livingstone Quadrant, the property is a perfect base for buyers looking to commute throughout the central belt, with easy access to the M8 via nearby junction 5. Within Harthill itself are a range of amenities to cater for everyday needs, with a primary school providing choice for those with young children. Neighbouring Shotts and Whitburn provide additional shops and facilities, with Polkemmet Country Park to the east of the village to provide an attraction for all the family to enjoy.



Client Comments

"This has been a brilliant first home for me, perfect size to start my family in, great space in garden for playing/ relaxing out in the summer, as well as a peaceful cul-de-sac with no bother from the neighbours. Easy commuting access with the M8 a stone throw away which has been so handy."

Description

The property itself offers good sized entry level accommodation, well suited to a couple or young family starting off in their property journey. A spacious main living room offers comfortable space to relax and unwind, with ample room for dining to accommodate everyday meals if desired. The fitted kitchen at the rear comprises a range of wall and base storage cabinets, perfect for storing daily essentials. To the upper level are the 2 double bedrooms, both benefitting from fitted storage space and offering room for those with a child or needing a home working option. The family bathroom features a 3 piece suite with electric shower mounted above the bath. Gas central heating and double glazing provide further practical comfort. Externally, the property enjoys an allocated space in the car park area to the front, whilst enclosed garden grounds at the front and rear offer space to develop or for children to play.

Location

Located in "The Heart Of Scotland", the village of Harthill boasts services catering for your everyday needs including independent shops, a supermarket and a health centre. Primary schooling is within easy reach with secondary schools further afield in neighbouring towns. A more comprehensive range of facilities can be found in nearby Bathgate and Shotts. The town is ideally located with easy access to Edinburgh and Glasgow via junction 5 of the M8 motorway with nearby rail stations in Blackridge and Shotts. A park and ride shuttle bus service offers further transport links to surrounding areas, whilst Polkemmet Country Park is an expansive woodland and recreational facility for all the family to explore.

Vestibule 3'6" x 2'11" (1.09m x 0.90m)

Living Room 19'1" x 11'9" (5.84m x 3.60m)

Kitchen 11'10" x 8'1" (3.61m x 2.48m)

Upper Hallway 8'5" x 2'10" (2.57m x 0.87m)

Bedroom 1 11'9" x 10'5" (3.60m x 3.19m)

Bedroom 2 11'9" x 8'3" (3.60m x 2.52m)

Bathroom 8'5" x 5'1" (2.59m x 1.55m)

Extras

All blinds, light fittings, floor coverings, integrated oven/hob and garden shed included in the sale. Any other items by separate negotiation.

Key Info

Home Report Valuation: £125,000

Total Floor Area: 61m2 (800 ft2)

What3words: ///workflow.rainfall.dictation

Parking: Allocated

Heating System: Gas

Council Tax: B - £1596.97 per year

EPC: D

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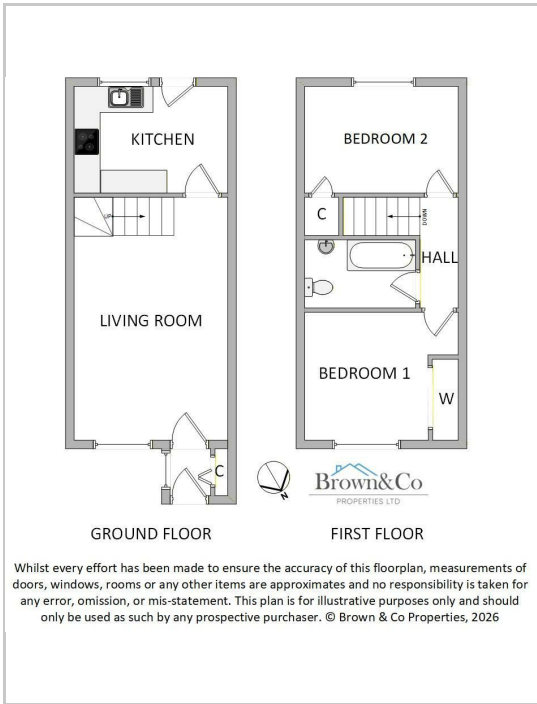
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Area Map



Floor Plans



Energy Efficiency Graph

