

**FOR SALE**



**Fixed Price: £131,950**

**125 Hawk Brae, Ladywell, Livingston, EH54 6GF**

2 Bed Penthouse Apartment

**Viewing:** By appointment only

- Estate agency
- Property letting
- Independant property advice

MAVOR & COMPANY  
PROPERTY LETTING & ESTATE AGENCY



Mavor & Co are delighted to present to the market this stunning 2 double bedroom penthouse apartment.

The accommodation has been decorated & furnished to an exceptionally high standard throughout. The accommodation consists of an open plan living room & dining kitchen, master bedroom with en-suite, 1 further double bedroom and a good sized family bathroom.

The property further benefits from a front facing balcony & included within the sale will be the integrated appliances which include the dishwasher, microwave, fridge freezer & washer dryer.

**ENTRANCE:** The entrance to the property is accessed by a secure entry door system, leading up to the top floor. The L shaped hallway gives access to all of the property accommodation.

**LOUNGE: 4.17 x 3.99m** – The bright and spacious lounge which is very well decorated, benefits from solid walnut flooring and direct access to the outside enclosed balcony. The balcony is spacious enough to accommodate a table and chairs.

**KITCHEN: 3.25 x 2.50m** –The kitchen is fully fitted with a good range of wall and floor units and includes all appliances, which are; gas hob, electric oven, integrated fridge/freezer, integrated washer/dryer, integrated dishwasher and integrated microwave. The floor in the kitchen continues with the stylish walnut flooring from the lounge.

**BATHROOM: 2.55 x 2.14m** - The spacious modern family bathroom is fitted with a white 3 piece suite and benefits from ample fitted storage. The walls are partially tiled and the floor has lovely ceramic tiles.

---



**MASTER BEDROOM : 4.22 x 2.63m** - The good sized master bedroom has ample storage, including double fitted mirrored wardrobes. The bedroom window faces the front of the property. The en-suite has a fully tiled double shower unit with electric shower, the main walls are partially tiled and the floor has been laid with modern ceramic tiles.

**BEDROOM 2: 3.08 x 2.60m** – This bright well decorated double bedroom also faces the front of the property.

**EXTERIOR:** The property has both front and back access doors, the back door leading into the spacious communal garden area. The property includes allocated parking for each property.

Livingston is the largest of West Lothian towns and lies within easy commuting distance of Edinburgh and Glasgow. Livingston has two railway stations, providing regular services to both Edinburgh and Glasgow city centres, whilst adjacent M8 motorway provides road links to most parts of Central Scotland. The nearby Edinburgh airport offers frequent domestic and international flights. At the heart of Livingston is the town centre where there is a fantastic selections of shops, bars, restaurants, leisure clubs, multiplex cinema and swimming pools.

This property is Council Tax Band B

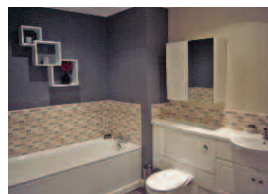
Please call Mavor & Co on 07917-060266 or 01506-870204

125 Hawk Brae, Livingston

**Fixed Price: £131,950**

Mavor & Co are delighted to present to the market this stunning 2 double bedroom penthouse apartment.

- Lounge
- 2 Bedrooms
- Bathroom
- En suite
- Kitchen/Diner
- Balcony
- Central heating
- Double glazing
- Secure Entry System



DISCLAIMER: Whilst we endeavour to ensure that these particulars are correct, their accuracy is not guaranteed and they do not form part of any contract of sale. Interested parties should have their solicitors note interest with the selling agents in order that they may be advised if a closing date is set for receipt of offers. All measurements have been taken using a sonic measuring tape and are therefore only approximate and should not be relied upon.



**The Lothians**

01506 870204

**Perthshire**

01738 582186

**[www.mavorproperty.co.uk](http://www.mavorproperty.co.uk)**

**[enquiries@mavorproperty.co.uk](mailto:enquiries@mavorproperty.co.uk)**

**Main Office:** Unit C DAKS Building, Polbeth Industrial Estate, West Calder EH55 8TJ