



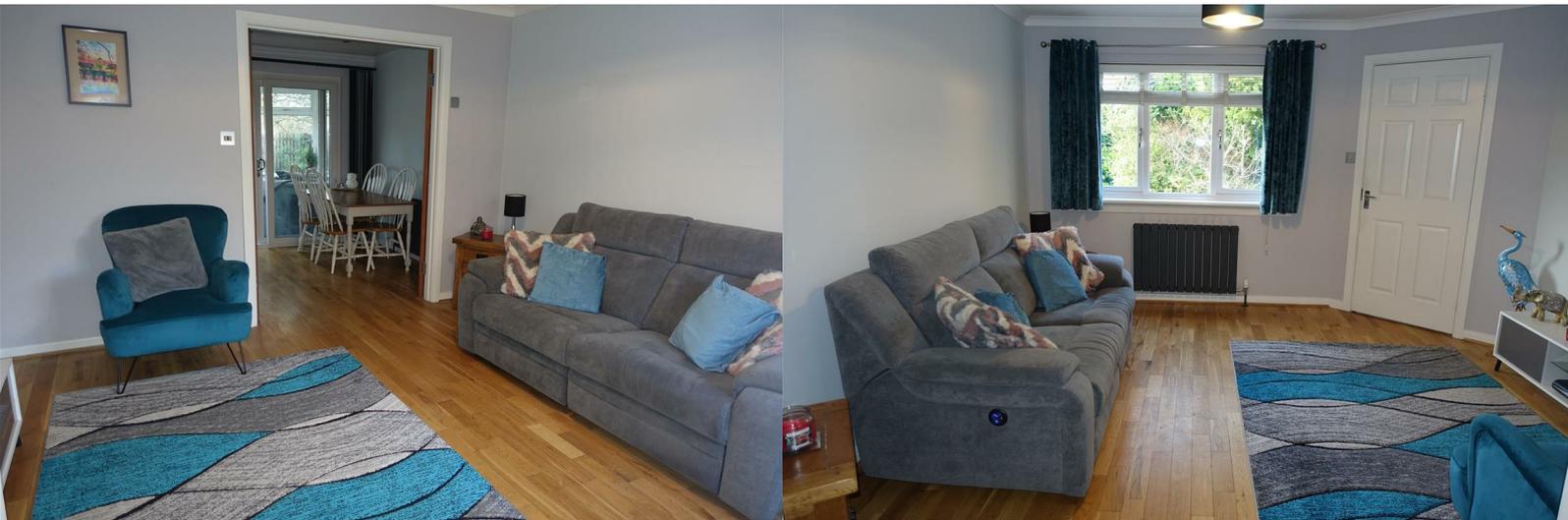
sneddons
solicitors & estate agents



47 Ballantyne Place

Livingston, EH54 6TG

Offers over £190,000



47 Ballantyne Place

Livingston, EH54 6TG

Offers over £190,000



Description

A stunning semi-detached property in a desirable location

If you are looking for a spacious and stylish home in a sought-after area, look no further than 47 Ballantyne Place. This semi-detached property is in immaculate condition and offers a range of features that make it an ideal choice for modern living.

The ground floor boasts a generous lounge with a built-in storage cupboard, perfect for relaxing and entertaining. The lounge leads to a contemporary kitchen with plenty of base and wall units, complementary worktops, gas hob and electric oven. The kitchen is open plan to a dining area, where you can enjoy your meals with a view of the rear garden. The dining area also gives access to a sunroom, a bright and cosy space that overlooks the woods behind the property.

The upper level comprises two double bedrooms, both with built-in wardrobes, offering ample storage space. The master bedroom has two wardrobes for extra convenience. The bathroom is modern and stylish, with a p-shaped bath and a shower above. The loft is accessible by a Ramsay style ladder, providing more potential for storage.

The property benefits from gas central heating, double glazing, fresh décor and good storage ensuring a comfortable living environment. The rear garden is enclosed and well-maintained, with a lawn and mature shrubs and bushes. There is also a large timber shed with power supply, ideal for hobbies or storage. The front of the property has a

monoblocked driveway, offering ample off-street parking.

47 Ballantyne Place is situated in the popular and convenient area of Eliburn Livingston, close to local amenities, schools, transport links and leisure facilities. The property is also within easy reach of the M8 motorway, making it ideal for commuters.

This property is a rare opportunity to acquire a stunning home in a prime location. Viewing is highly recommended to appreciate the quality and space on offer. Don't miss out

Livingston

The town of Livingston lies some 14 miles west of Edinburgh city centre and is well placed for those commuting on a daily basis with a regular railway link to Edinburgh and Glasgow available from Livingston North and South Railway Stations. Alternatively, major access roads including the A71 and M8 allow for ease of travel out with the area. Within the immediate vicinity there are a wide range of amenities and facilities to meet every day needs including shops, supermarkets, popular schools at both Primary and Secondary levels, sports centres, health centres, multi-screen cinema complex, Almondvale Shopping Centre and Livingston Designer Outlet with the surrounding countryside allowing for a number of outdoor pursuits.

Lounge

12'5" x 12'4" (3.81 x 3.77)

Kitchen Diner

8'2" x 15'6" (2.5 x 4.73)

Sun Room

9'10" x 9'2" (3.00 x 2.8)

Bedroom 1

8'10" x 12'5" (2.7 x 3.8)

Bedroom 2

9'8" x 12'5" (2.96 x 3.8)

Bathroom

6'0" x 6'7" (1.83 x 2.03)

Contact Us

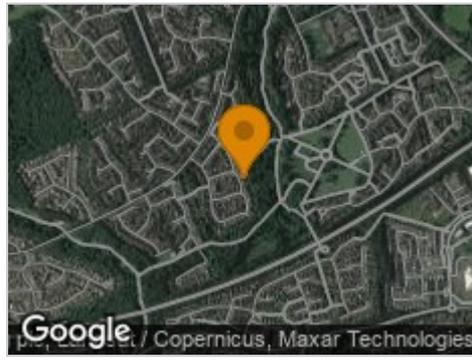
To arrange a viewing or for further details please call 01501 733200 or email property@sneddons.com.



Road Map



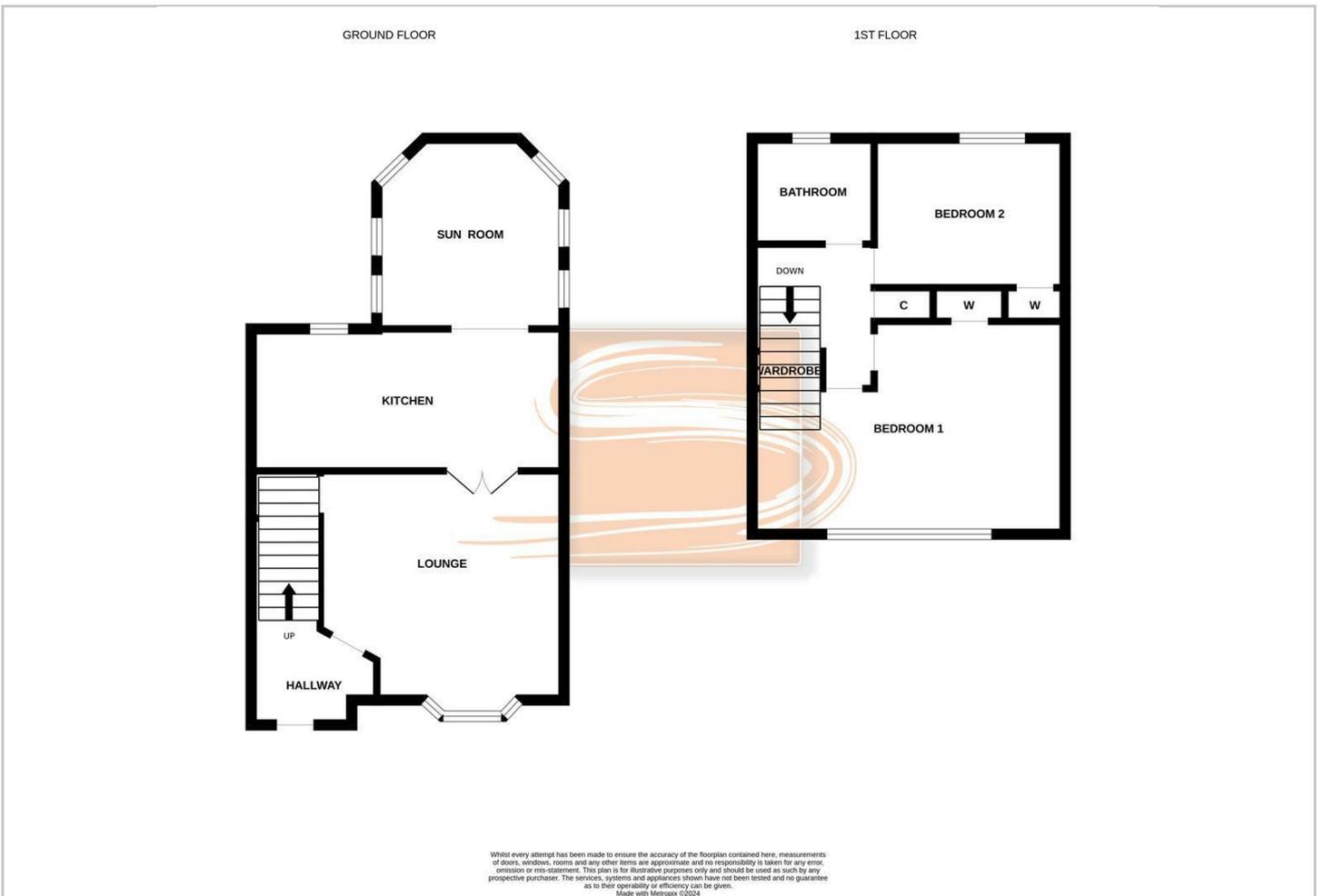
Hybrid Map



Terrain Map



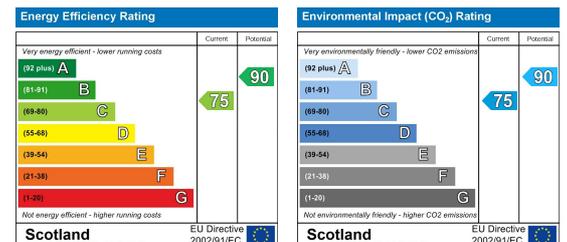
Floor Plan



Viewing

Please contact our Armadale Office on 01501 733200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.