



34 Bervie Drive, Livingston, West Lothian EH54 9HA
Offers Over £237,500

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*** VIEWING BY APPOINTMENT ***

KnightBain are delighted to offer an unusual opportunity to purchase a three bedroom Detached Bungalow surrounded by lovely well stocked gardens with woodland backdrop situated in a much sought after cul-de-sac in the popular Murieston Valley area of Livingston. The accommodation comprises three bedrooms, two with fitted wardrobes and master with ensuite shower room, spacious lounge/dining room, fitted kitchen with appliances, and a wet room. The property also benefits from a floored loft with ladder, gas central heating, a garage, and a monobloc driveway for several cars..

Bervie Drive lies in the catchment for the well respected Bellsquarry Primary School and James Young High School. Also close to Livingston South Railway Station and Livingston Centre.

Vestibule

Access through door with opaque double glazed inset. Window to side with metallic venetian blind, voile curtains and pole. Glazed door to lounge/dining room.

Lounge /Dining Room

21'5" x 15'5" x 7'5" (6.53m x 4.70m x 2.26m)

Spacious family sitting room with dining area. Front facing corner window and two side facing windows, each with metallic venetian blinds. Glazed doors to inner hall, vestibule and door to kitchen. Two radiators, two light fittings.

Fitted Kitchen

10'9" x 7'4" (3.28m x 2.24m)

Fitted with base and wall mounted units, drawers, electric hob, oven and extractor hood, 1.5 bowl sink, side drainer and mixer tap, complementary worktops with tiling above. The washing machine, dishwasher and fridge/freezer are included in the sale but are not warranted. Door with opaque glazed inset to side garden. Front facing window with wood effect venetian blind. 3-way spotlights.

Inner Hall

Doors to lounge, bedrooms, wet room and shelved cupboard housing electric switchgear, Fitted cupboard with shelf and hanging rail concealed behind sliding doors. Hatch to loft. Radiator.

Master Bedroom

12'8" x 9'8" (3.86m x 2.95m)

Double bedroom with rear facing window, Roman and roller blind. Fitted bedroom furniture offering an abundance of storage comprising two double wardrobes, over bed storage, two bedside drawers and dressing table. Double fitted wardrobe concealed behind sliding mirrored doors. Doors to ensuite shower room. Radiator.

Ensuite Shower Room

Fully tiled and fitted with wash hand basin with mixer tap, low flush WC and shower cubicle with mains shower. Radiator, downlighters.

Bedroom Two

9'5" x 8'5" (2.87m x 2.57m)

Good sized second bedroom with rear facing window, roller blind and curtains. Double fitted wardrobe with sliding mirrored doors. Radiator.

Bedroom Three

8'2" x 8' (2.49m' x 2.44m)

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8'2" x 8' (2.49m x 2.44m)

Side facing window with metallic venetian blind, curtains and pole. Radiator.

Wet Room

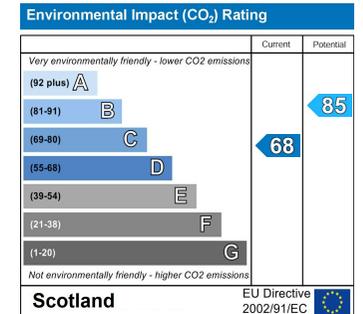
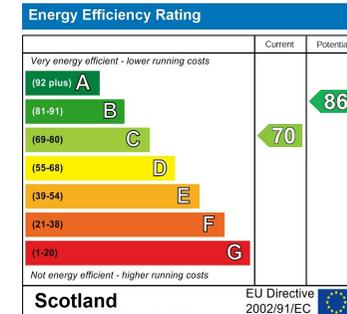
Wall cladding and fitted with wash hand basin with mixer tap, low flush WC and electric shower. Chrome vertical radiator, Opaque glazed window with roller blind.

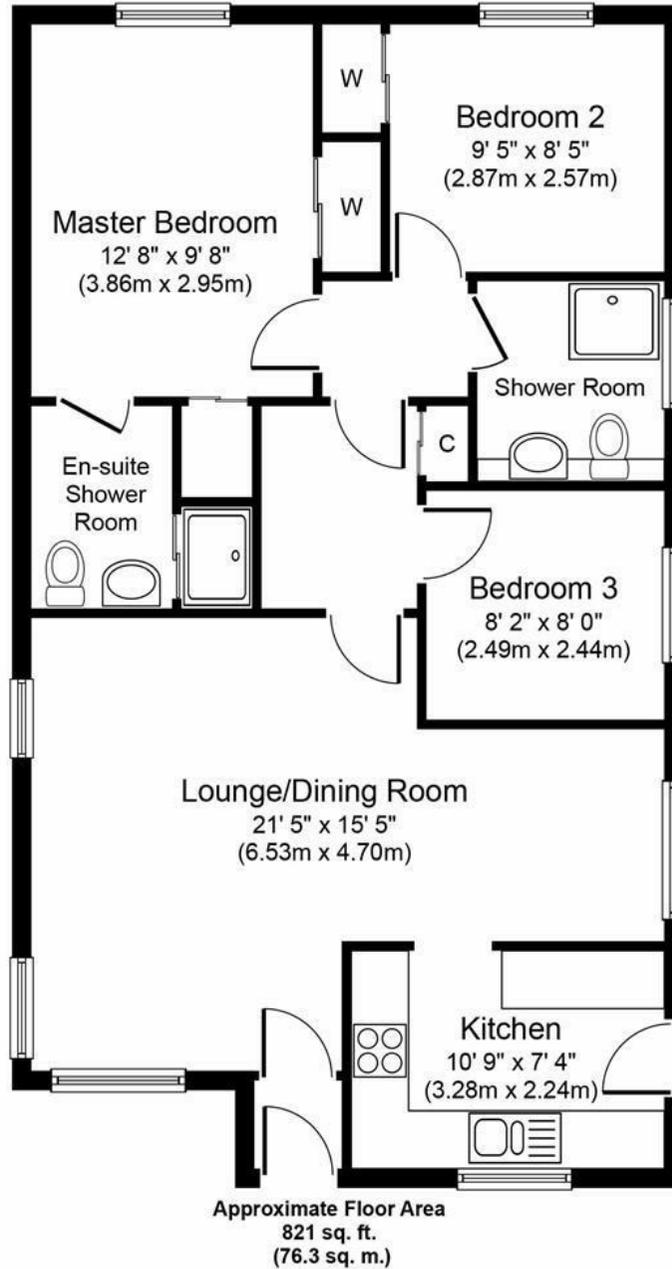
Garage

Attached garage with up and over doors, power and light and housing gas central heating boiler.

Gardens

Delightful well stocked gardens surround the property with woodland backdrop. Garden shed. Monobloc driveway for several cars.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst carefully prepared, are not warranted.
Prospective purchasers should make their own enquiries to confirm the details of this property.
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