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## 3 Ryebank, Livingston

Offers Over £120,000

- Mid Terrace Family Home
- 3 Bedrooms
- Lounge Diner
- Modern Fitted Kitchen
- Stylish Shower Room
- Gas Central Heating
- Low Maintenance Gardens
- Early Viewing Advised





# 3 Ryebank, Livingston

## Description

3 Ryebank, Livingston is situated in a popular residential location and will suit a variety of buyers. This mid terraced family home is presented to the market in walk in condition and has gas central heating, double glazing, fresh decor and good storage. Viewing is essential to fully appreciate what the property has to offer.

## Accommodation

The spacious accommodation is arranged over two levels with the lower level comprising an open plan lounge diner with french door giving access to the rear garden. The good sized fitted kitchen has ample storage units, contrasting work tops, ceramic electric hob and electric oven. Integrated appliances include the dishwasher and washing machine. The WC completes the ground floor.

The upper level houses three bedrooms, and a modern and stylish shower room. Bedroom one and two has a built in wardrobe.

## Outside

The well maintained gardens to the front and rear are enclosed and have a variety of flowers, shrubs and bushes.

## Local Area

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.

## New room

### Lounge Diner

6.14m x 3.20m (20'2" x 10'6")

## Kitchen

3.47m x 3.12m (11'5" x 10'3")

## WC

1.38m x 1.06m (4'6" x 3'6")

## Bedroom 1

3.54m x 3.21m (11'7" x 10'6")

## Bedroom 2

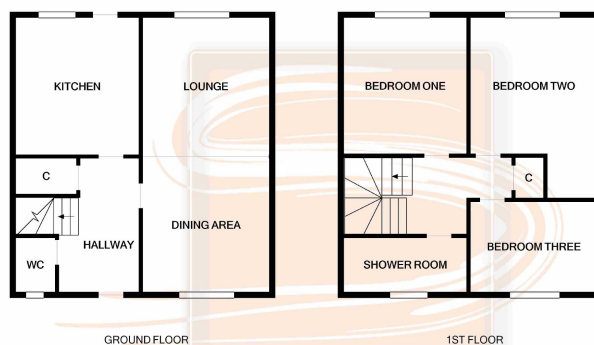
2.90m x 3.20m (9'6" x 10'6")

## Bedroom 3

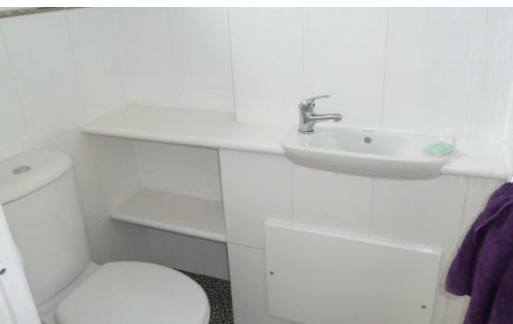
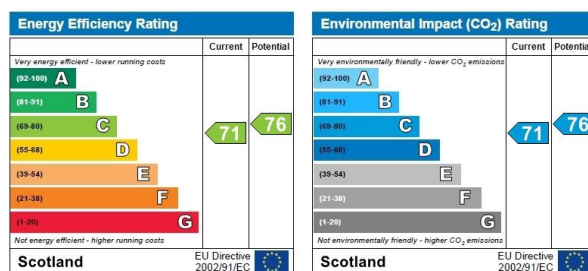
2.20m x 3.18m (7'3" x 10'5")

## Contact Us

To arrange a viewing or for further details please call 01506 826232 or email [property@sneddons.com](mailto:property@sneddons.com).



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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020



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