










Offers Over
£145,000

50 Hawk Brae

Livingston | West Lothian | EH54 6GE

Located in the popular residential area of Eliburn, this second floor flat is situated close to local amenities and great transport links to both Edinburgh & Glasgow. In move in condition, with two bedrooms, two bathrooms and a balcony this well proportioned flat is sure to appeal to a variety of buyers.

-  1 public room with balcony
-  2 bedrooms
-  2 bathrooms
-  Allocated parking space
-  Communal garden grounds
-  EPC rating – B
-  Council tax band - D



Description

Situated on the second floor with a secure entry phone system, the spacious accommodation briefly comprises a welcoming hallway with two storage cupboards, bright lounge with French doors leading to a balcony, dual aspect kitchen with wall and base mounted units and various appliances included, principal bedroom with two built in wardrobes, en-suite shower room, bedroom two with built in wardrobes and bathroom.

The property further benefits from gas central heating and double glazing. The boiler was replaced in 2022.



Extras

The fridge/freezer, washing machine, dishwasher, microwave, gas hob and electric oven are included in the sale.

Gardens and Parking

The property is surrounded by well maintained communal garden grounds and benefits from an allocated parking space.

Factoring

The property is factored by Hacking & Paterson and is approximately £70 per month which is paid quarterly.

Viewing

By appointment through Neilsons (0131 625 2222).

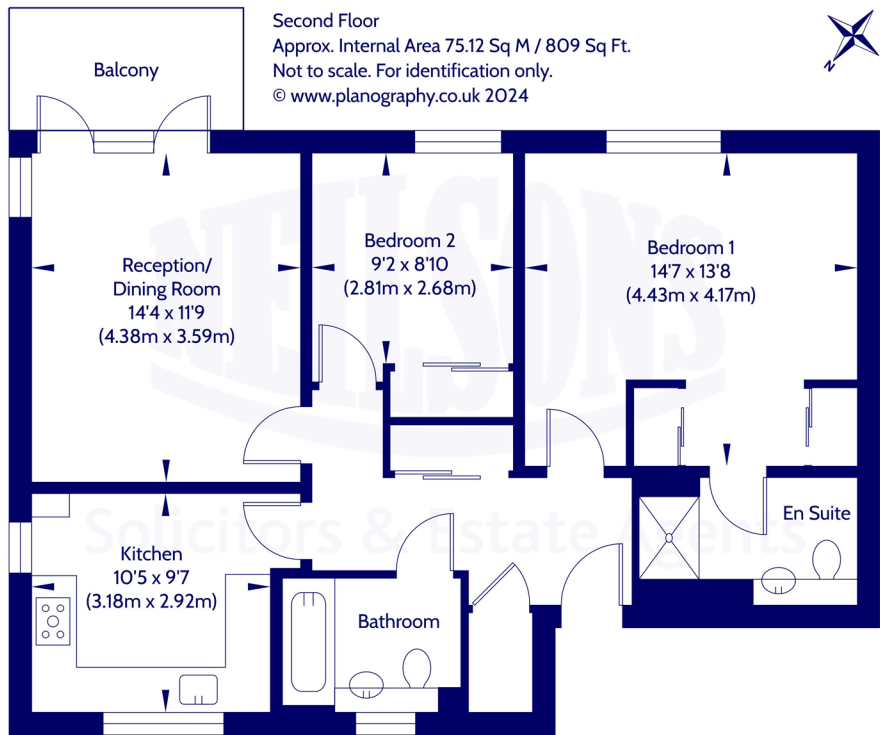




Location

Hawk Brae is situated close to local amenities catering for your day to day needs, with Livingston itself providing a wealth of shops, a cinema, bars, restaurants and leisure facilities. Livingston North Rail Station is within walking distance and provides swift access to both Edinburgh and Glasgow with excellent road links also providing easy access to the central motorway network. There are several pleasant walks locally within the surrounding countryside and Deer Park Golf & Country Club is just a short drive away.





Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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