



85 Victoria Street  
LIVINGSTON | WEST LoTHIAN | EH54 5BH



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Spacious and well presented two-bedroom flat in Livingston with access to local public transport and road links to Livingston and Edinburgh. The property is in good order throughout and boasts double glazing and electric heating. This is a fantastic opportunity to acquire a home in an ideal location.

- Spacious top floor flat with many features
- Bright dual aspect lounge with ideal dining area and electric 'wood burning effect' stove
- Bright kitchen with induction hob, electric oven and hood
- Two generous double bedrooms
- Bathroom with three piece suite with shower over bath and vanity storage sink
- Double glazing
- Electric heating
- Ample storage options
- Resident parking spaces and on street parking
- Lovely rear views

Included in the sale will be all appliances and furniture (with the exception of the TV). EPC Rating D.



**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Livingston is located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, and is bordered by the towns of Broxburn to the northeast and Bathgate to the northwest. For shoppers, the Almondvale Centre and Livingston Designer Outlets (formerly McArthur Glen) are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. Schooling at all levels is provided. Livingston sits within the central belt of Scotland and is an ideal base for commuters, having good road and rail links to Edinburgh, the Airport and Glasgow, whilst regular bus routes run nearby providing local services.



