



5 Pine Grove

Craigshill Livingston

EH54 5HB

Offers Over £118,000

**Caesar & Howie**  
*Solicitors & Estate Agents*



## 5 Pine Grove

Livingston EH54 5HB

An ideal first time buy or investment property is offered from this spacious and popular style terraced villa. Located near local amenities, schools and public transport. The property will benefit from some modernisation and upgrading, has excellent potential and is attractively priced. All rooms are well proportioned and laid out to make an ideal family home. The town centre and most amenities are within easy reach. Immediate/flexible entry available. Chain free.

- **Entrance hall & W.C.**
- **Spacious lounge/dining**
- **Kitchen**
- **Three bedrooms**
- **Shower/wet room**
- **GCH & DG**
- **Gardens**
- **Non allocated parking to rear**
- **Council Tax Band B**

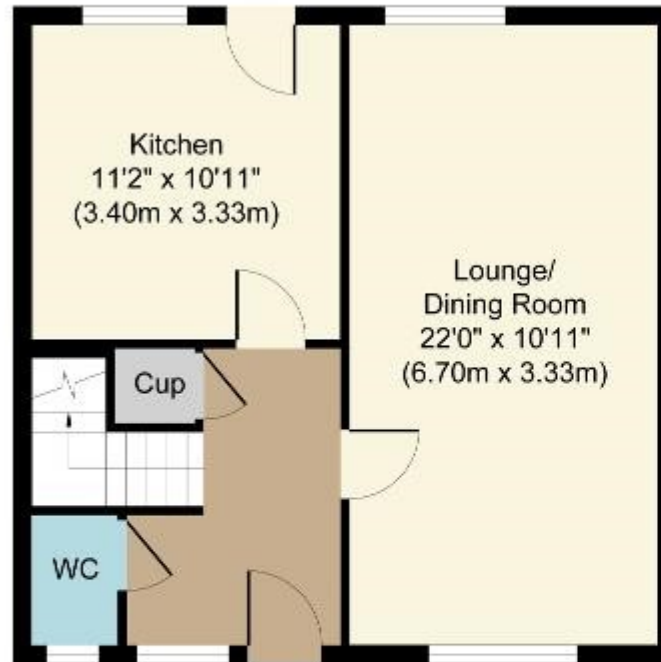


Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [mam@caesar-howie.co.uk](mailto:mam@caesar-howie.co.uk)

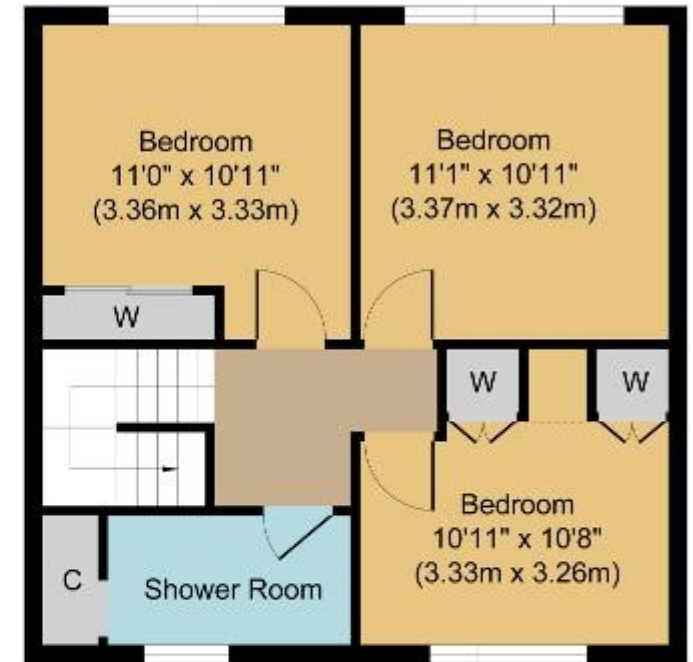


5 Pine Grove

## 5 Pine Grove



Ground Floor



First Floor

## 5 pine grove

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)