



186 Raeburn Rigg

Carmondean

Livingston EH54 8PJ

Offers Over £153,000

Caesar & Howie

Solicitors & Estate Agents



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An excellent family home is offered from this popular style end terraced villa, which enjoys a central location and is ideally placed for rail station and schools. The accommodation is well proportioned throughout and has great further potential. Both lounge and kitchen are spacious and the two main bedrooms both have built-in wardrobes. The property is set within attractive gardens. Carmondean shopping centre, Livingston North Rail Station, local amenities, primary and secondary schools are all within easy reach. Early/flexible entry is available. Chain free.

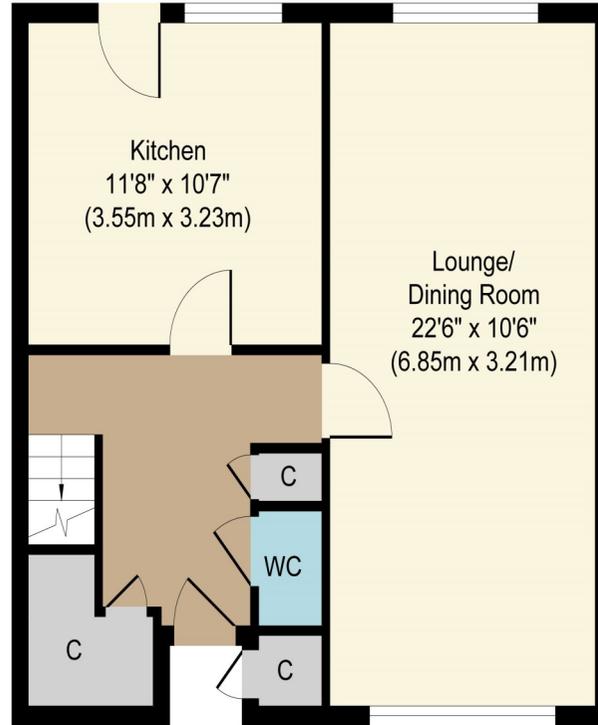
- Entrance hall & W.C.
- Spacious lounge/dining
- Fitted kitchen
- Three bedrooms
- Bathroom
- GCH & DG
- Excellent storage facilities
- Attractive gardens on three sides
- Non allocated street parking bays to rear
- Near rail station, shops etc
- Council Tax Band B



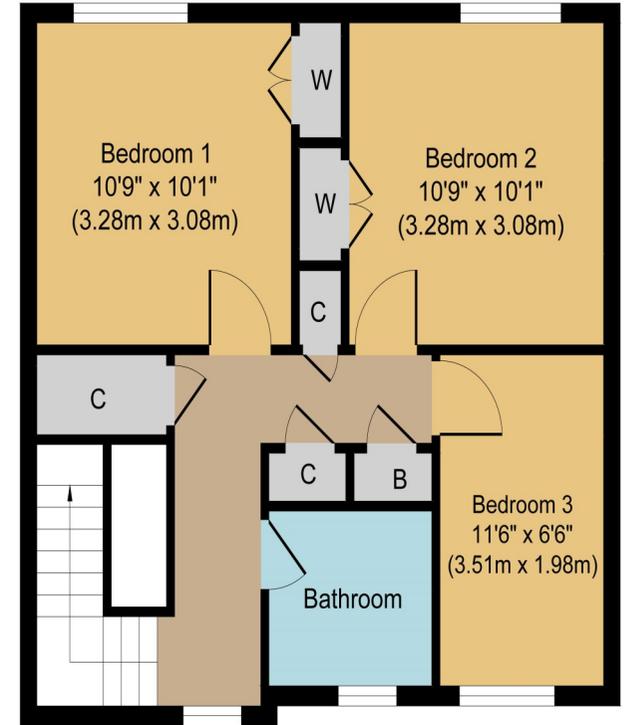


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Ground Floor
Approximate Floor Area
495 sq. ft
(45.96 sq. m)



First Floor
Approximate Floor Area
497 sq. ft
(46.16 sq. m)

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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.