



13 Gardner Terrace
Stoneyburn EH47 8DQ
Offers Over £ 150,000

Caesar & Howie
Solicitors & Estate Agents



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Popular style semi detached bungalow within sought after location. Will provide ideal first buy or perhaps for downsizing/retirement property. Well laid out and freshly decorated accommodation. Many original features including fireplaces. The kitchen has ample dining space and leads to raised decking with sunny position and outlook over sizable rear garden. Excellent further potential and sizable attic. It is well placed for local schools, shops, amenities and public transport. Major towns such as Bathgate & Livingston are within easy reach. Early/flexible entry. Chain free.

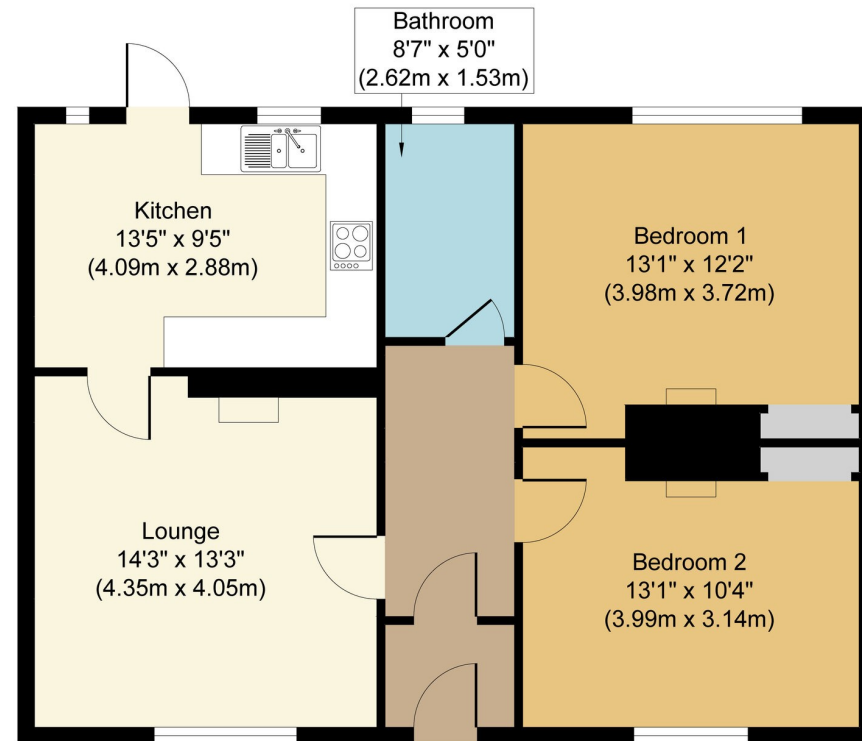
- **Entrance & Hallway**
- **Spacious lounge**
- **Bright kitchen/dining room**
- **Two double bedrooms**
- **Bathroom**
- **GCH & DG**
- **Sizeable gardens/decking**
- **Timber garage/drive**
- **Attic potential**
- **Council Tax Band B**

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



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Ground Floor

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.

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