



**69 Beech Path, East Calder**

Offers Over **£195,000**



**KnightBain** 

# 69 Beech Path

East Calder, Livingston

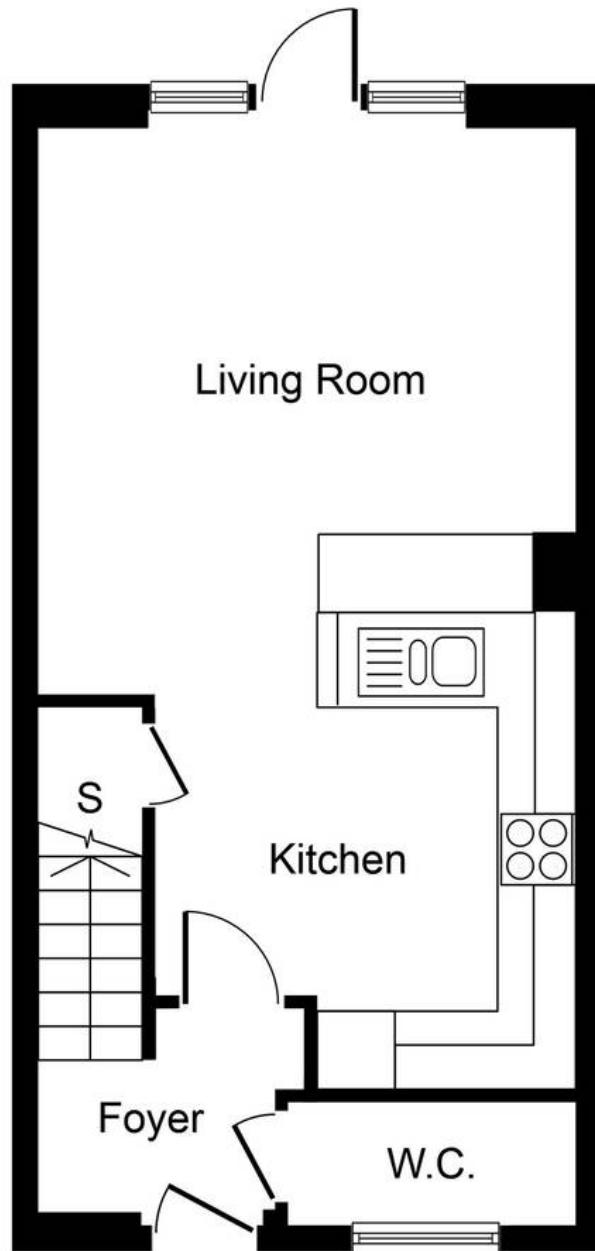
Immaculately presented 2-bed mid-terraced house in modern development. Open-plan kitchen/lounge with seamless flow to private garden. Stylish kitchen, two double bedrooms, box room, and elegant bathroom and lower level Wc. Landscaped garden offers relaxing outdoor space. Excellent commuter links. Luxurious living at its finest.

Council Tax band: C

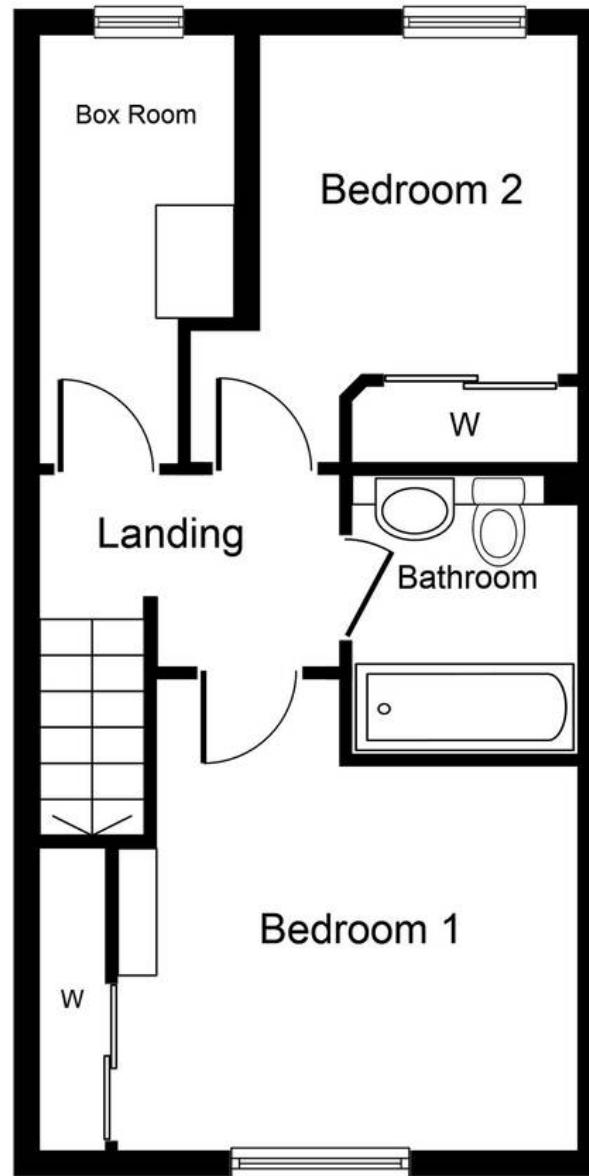
Tenure: Freehold

- Immaculately Presented Two Double Bedroom with additional Box Room Terraced House
- Set within modern development
- Offering a sociable layout with open-plan Kitchen & Lounge with Patio door providing access to the private rear garden
- Superbly Stylish High White Gloss Fitted Kitchen with Integrated appliances
- Lower Level Wc with stylish built-in storage
- Contemporary designed Family Bathroom with Vanity storage units
- Box Room ideal for either Home office or as guest-room
- Landscaped Rear Garden offers a degree of privacy
- Excellent commuter links via motorway, rail and bus





**Lower Level**



**Upper Level**

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.



## KnightBain Estate Agents

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