



22 Eden Drive  
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## Property Summary

Representing a well-proportioned home in Livingston, enviably close to the River Almond and Almond Park, this mid-terraced townhouse offers accommodation over three floors, including three bedrooms, a good-sized living room, a dining kitchen, a bathroom, and a separate WC. Externally, the house is accompanied by front and rear gardens and access to unrestricted parking bays. Furthermore, the house offers an exciting opportunity for the new owner to carry out modernisation and cosmetic upgrades.

A practical entrance vestibule (with storage) leads through to a hallway with a useful WC and excellent built-in storage.

## Features

- Mid-terraced townhouse in Livingston
- Opportunity for modernisation and upgrades
- Vestibule with storage and hall with WC and storage
- Sunny, southeast-facing living room
- Spacious dining kitchen
- Three well-proportioned double bedrooms
- Bathroom with shower-over-bath
- Private front and rear gardens
- Unrestricted parking bays
- Electric heating and double glazing







## Spacious kitchen with garden access

At the end of the hall, you step into a kitchen (with garden access), fitted with classically styled wall and base cabinets, workspace, and integrated appliances comprising an oven, hob, extractor fan, and fridge/freezer. An undercounter washing machine is also included, and plenty of space is provided for a seated dining area. The living room is situated on the first floor, enjoying all-day sunshine through a triple southeast-facing window and occupying a spacious footprint for various configurations of lounge furniture.







“The living room is situated on the first floor, enjoying all-day sunshine through a triple southeast-facing window”







## Three spacious bedrooms

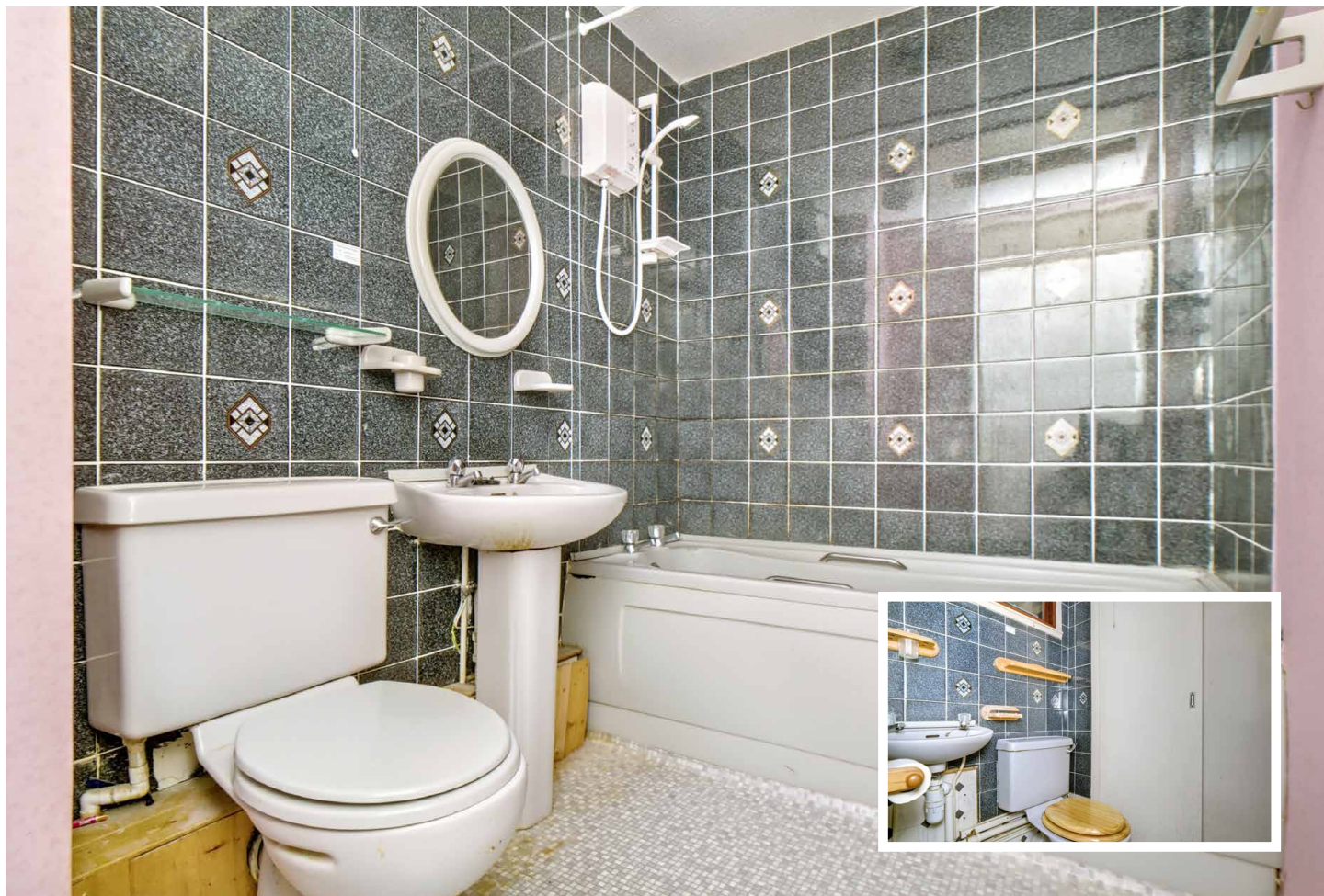
The home accommodates three well-proportioned bedrooms, all offering plenty of space for freestanding furniture, with one enjoying the same sunny aspect as the living room and far-reaching views. Finally, a bathroom completes the accommodation on offer and comprises a bath with an overhead shower, a pedestal basin, and a WC. The home is kept warm by electric heating and benefits from double-glazed windows.





“The home accommodates three well-proportioned bedrooms, all offering plenty of space for freestanding furniture.”









Externally, the house is flanked by private gardens to the front and rear, whilst unrestricted parking bays can be found to the back.



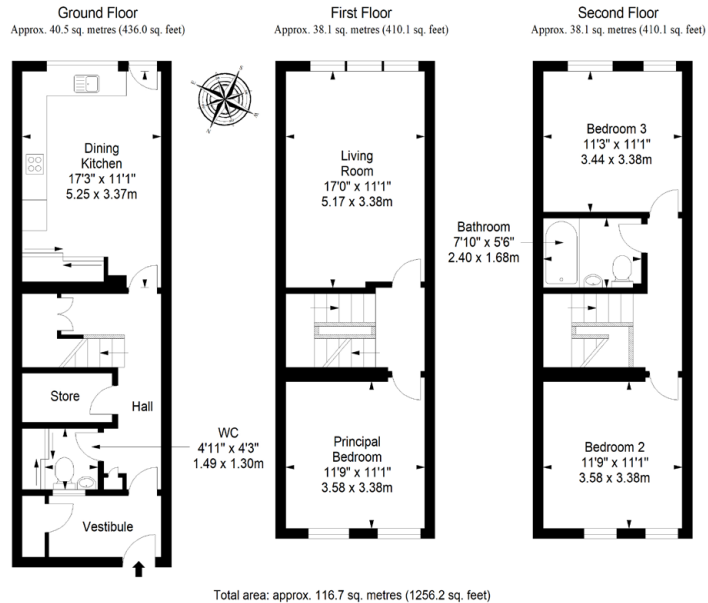


## Livingston

Livingston is a thriving town offering some of the best designer and High Street shops in Scotland. The area is spoilt for choice when it comes to shopping and leisure facilities, with The Centre housing over 50 shops, various restaurants, and fast-food eateries, and the Livingston Designer Outlet boasting over 70 leading brand stores, cafes, restaurants, and a multi-screen cinema. Almond Park is a large park along the north bank of the River Almond, offering beautiful woodland and riverside walks, playparks, outdoor gym equipment, and a wildlife trail. Xcite Craigswood is situated close by and offers a leisure pool, health spa, gym, fitness classes, a soft play area, and a café. For a fun family day out, Almond Valley Heritage Centre offers a museum, play areas, and farm animals. Schooling from nursery to secondary level is well-catered for in Livingston. Situated conveniently close to the M8, commuting to Edinburgh or Glasgow by car couldn't be easier, plus there are regular day and night trains connecting you to the heart of the capital within as little as 20 minutes.



## Floorplan



EPC Rating - E | Council tax band - B | Home report Value - £130,000

Extras: The property shall be sold as seen.



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

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