

2 Mossbank

LIVINGSTON, WEST LOTHIAN, EH54 6EA



A spacious three/four-bedroom terraced villa, situated within a highly sought-after area of Ladywell, Livingston



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McEwan Fraser Legal are delighted to present to the market this good-sized three/four-bedroom terraced villa, situated within a highly sought-after area of Ladywell, Livingston. The current tenant has been in the property for 54 years and this is a rewarding rental return, this is a fantastic opportunity for investors looking to expand their portfolio!

THE LOUNGE



On the ground floor, the accommodation comprises of a spacious lounge, dining kitchen, bedroom/office and a useful WC.

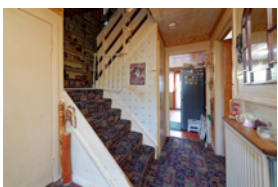
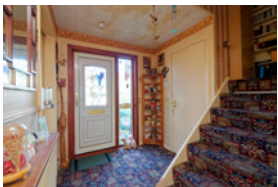
THE KITCHEN



BEDROOM 1



Journeying upstairs, you will discover a further three bedrooms, all with the added bonus of furniture configurations and space for additional free-standing furniture if required. The family bathroom suite completes the accommodation internally.



BEDROOM 2



BEDROOM 3



BEDROOM 4



THE BATHROOM



Externally, there are private front and rear gardens, which are fully enclosed.

Investment Details

It currently produces an annual gross income of £9,600 which could be increased by the new owner to a market rate of £11,700 with tenants currently situated.

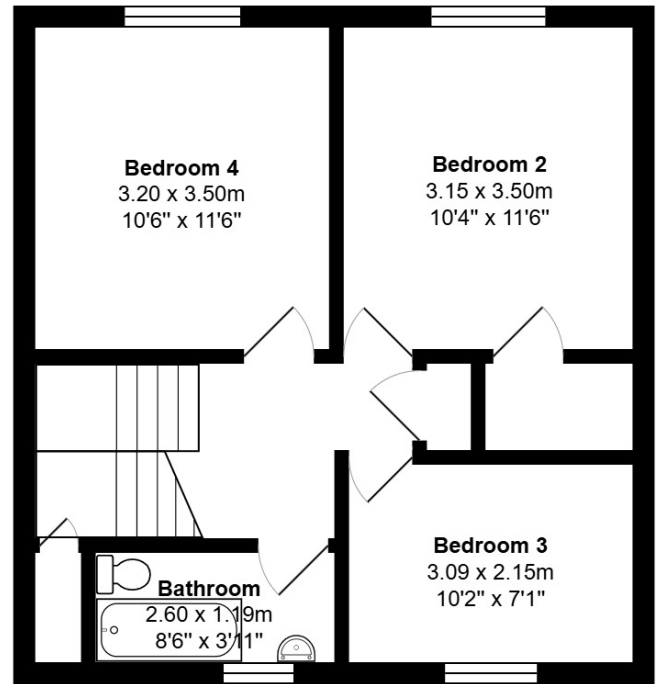
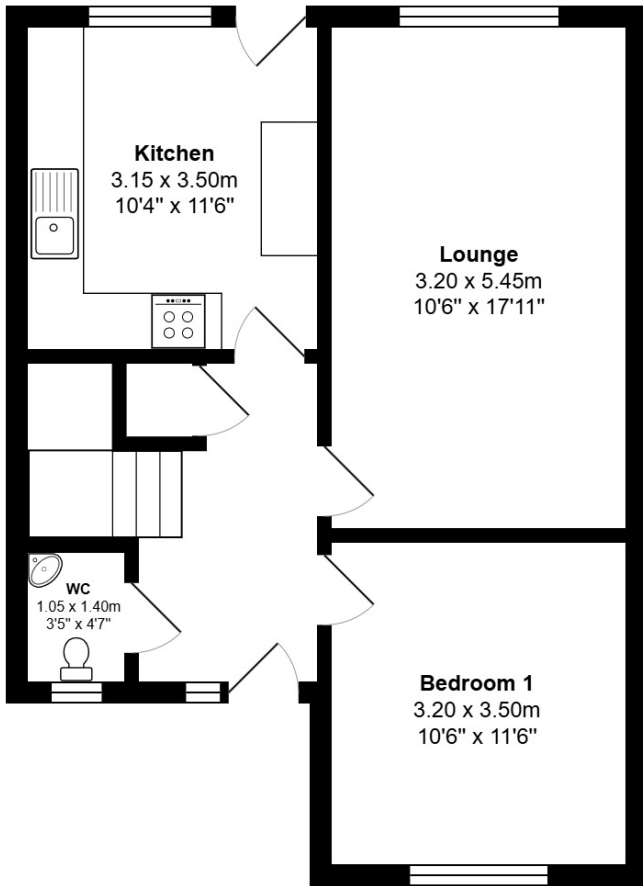
Tenancy Details

The current tenants have lived in the property and consistently paid their rent for the duration of their stay. They do not have any intentions to move out so hope to remain in the property.

EXTERNALS

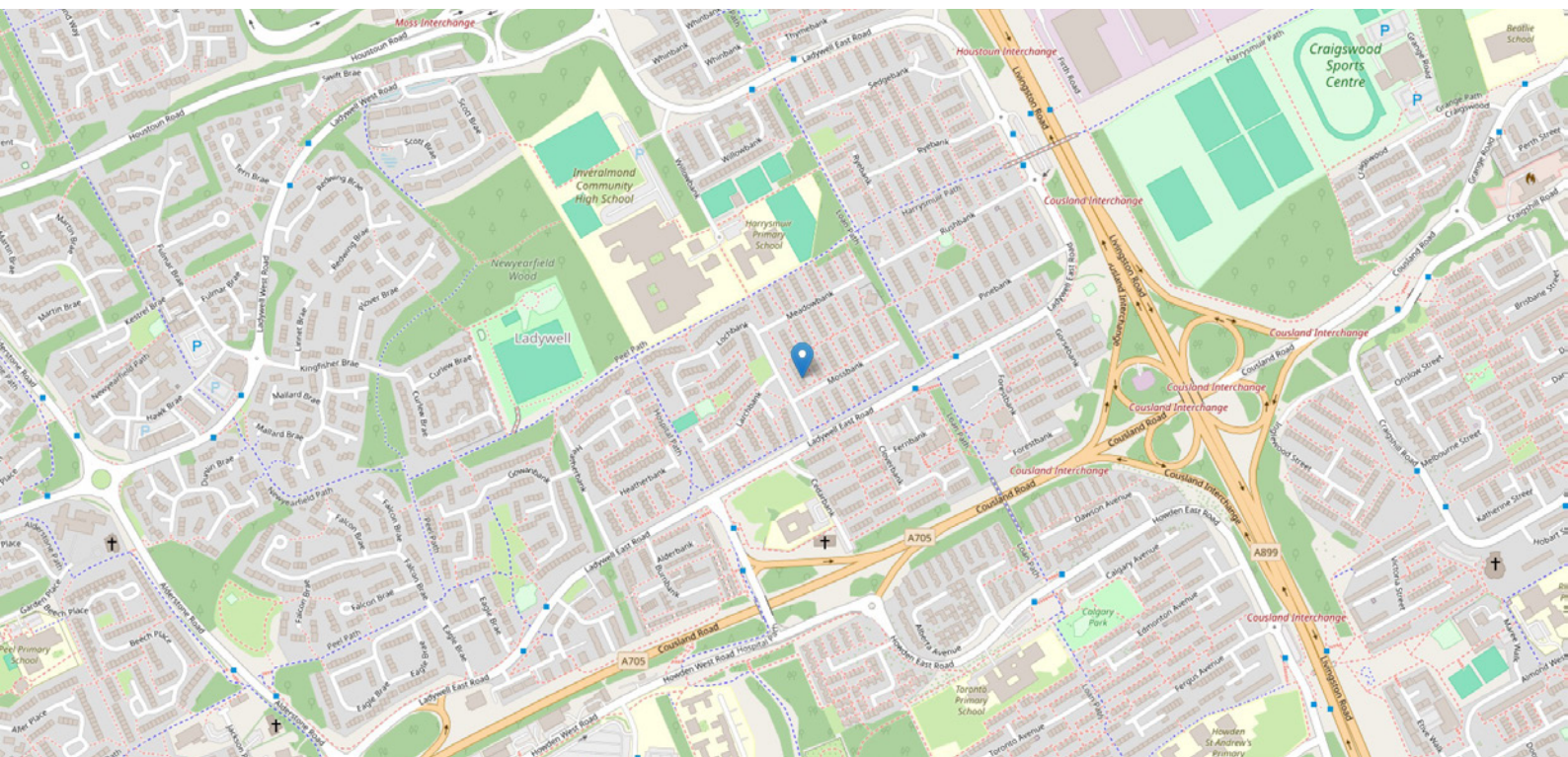


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 94m² | EPC Rating: D



THE LOCATION

Located close to the centre of Livingston, Ladywell is situated approximately 30 miles west of Glasgow and 15 miles east of Edinburgh, Livingston occupies a strategic location on the southern edge of the picturesque Almond Valley. Unlike many other town centres in West Lothian, Livingston stands out as a purposefully planned urban area, boasting modern infrastructure and thoughtful design. Central to Livingston's appeal is its extensive range of amenities catering to diverse needs and preferences. At the heart of the town lies The Centre, one of Scotland's largest indoor shopping and leisure complexes, offering a plethora of retail outlets, dining options, and entertainment facilities. Additionally, the Livingston Designer Outlet attracts visitors from near and far with its array of designer brands and discounted shopping opportunities.





As one of the largest and most popular destinations in West Lothian, Livingston draws in residents and visitors alike with its convenient accessibility to major transportation hubs. The town's proximity to airports and well-connected motorways makes it an ideal location for both families and professionals seeking ease of travel and connectivity.

Despite its relatively young age as a town, Livingston has rapidly grown into a vibrant community with a diverse population. Many of its residents have been drawn to the area for its modern amenities, well-planned layout, and opportunities for a high quality of life.

In summary, Livingston's strategic location, modern amenities, and planned urban design make it a highly desirable destination within West Lothian, attracting individuals and families seeking convenience, connectivity, and a vibrant community atmosphere.



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