



# 23 Ross Way

Knightsridge, Livingston, EH54 8LA

**SNEDDON  
MORRISON**  
SOLICITORS & ESTATE AGENTS







## Property Summary

Welcome to an executive four-bedroom detached house which forms part of a family-friendly neighbourhood in the Knightsridge area of Livingston. This beautiful home is attractively presented throughout and it offers lots of space too, featuring three reception areas (including a conservatory), a stylish breakfasting kitchen, as well as an en-suite, a family bathroom, and a separate WC. Furthermore, it has ample private parking and a fully-enclosed rear garden, which enjoys an easy-to-maintain design, laid with a timber deck and artificial lawn – perfect for relaxing in the sun.

Extras: all fitted floor and window coverings, light fittings, integrated appliances (five-burner gas hob, double oven, microwave, dishwasher, fridge, and freezer), and an undercounter washing machine to be included in the sale.



## Property Features

- Large detached house in excellent decorative order
- Set on a no-through road in popular Knightsridge
- Welcoming entrance hall with a convenient WC
- South-facing living room with box bay window
- Good-size dining room adjacent to the kitchen
- Versatile conservatory with rear garden access
- Modern, Shaker-inspired breakfasting kitchen
- Bright landing with airing cupboard and attic access
- Three double bedrooms with built-in wardrobes
- One versatile bedroom with built-in storage
- Quality three-piece en-suite shower room
- Contemporary three-piece family bathroom
- Carefully maintained front and rear gardens
- Private front driveway and integrated garage
- Gas central heating and double-glazed windows
- EPC Rating - C









South-facing living room with  
box bay window and a  
good-size dining room  
adjacent to the kitchen











Three double bedrooms with  
built-in wardrobes and  
one versatile bedroom with  
built-in storage

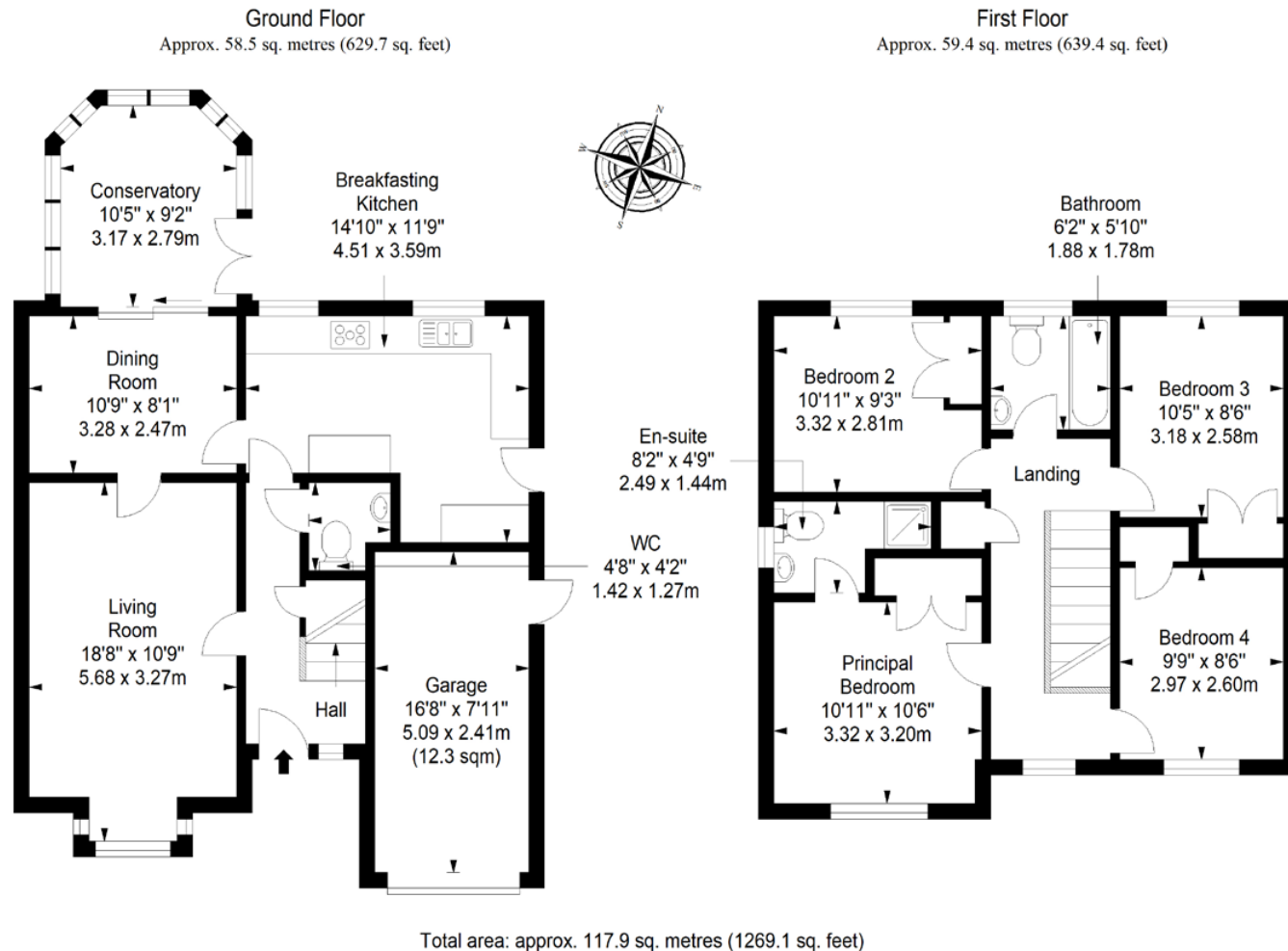








# Floorplan



## All Enquiries to our Property Department:

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