



DESCRIPTION

Welcome to this inviting 3-bedroom terraced home, ideally located in the popular and well-established area of Craigshill, Livingston. With its split-level layout, this property offers a fantastic sense of space and flow, making it perfect for modern family living.

At the heart of the home is a bright and spacious fitted kitchen, complete with patio doors that open out to a private, low-maintenance rear garden—boasting beautiful open views over Almond Park. Whether you're enjoying morning coffee or summer evenings outdoors, this peaceful setting offers a rare blend of privacy and greenery.

- The property features:
- A stylish split-level design offering excellent internal space
 - Spacious Lounge with open outlook
 - Bright, well-appointed kitchen with garden access
 - Primary double bedroom with built-in wardrobes
 - Two additional bedrooms, ideal for children or guests
 - A useful box room/home office
 - Family bathroom with over head shower
 - WC
 - Ample on-street and off-street parking

Viewings available by appointment – contact us today on 01506 414568.

Don't miss the chance to make 69 Pentland Park your next move.



Location

Located in a well-established part of Livingston, this attractive terraced home offers excellent transport connections, with regular bus services and easy access to major routes, including the M8 motorway—providing quick and convenient travel to both Edinburgh and Glasgow. Livingston town centre is just a short drive away and boasts a wide selection of shops, cafés, restaurants, and essential local amenities.

Perfect for families, the property is within easy reach of several well-regarded schools, including Riverside Primary, Letham Primary, and Beattie School Campus, along with secondary options such as Inveralmind Community High School and St Margaret's Academy. Set within the friendly and close-knit community of Craigshill, the home also benefits from proximity to Almond Park—one of Livingston's most loved green spaces. Bordering the area, Almond Park offers a peaceful retreat with woodland walks, open grassy areas, and riverside paths ideal for walking, cycling, and jogging. Popular with families, dog walkers, and nature lovers, the park features a children's play area, picnic spots, and footbridges that connect to other parts of the town, making it a vibrant hub for outdoor recreation and community connection.

