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## Hawk Brae, Ladywell West, Livingston, EH54 6GJ

Offers Over £155,000

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This tastefully presented 2 bedroom ground floor flat is located in the popular Ladywell West area of Livingston, close to local amenities and the Livingston North train station. The property features an ideal layout with an impressive open-plan living, kitchen and dining area, complete with a South-facing balcony that provides a perfect spot for enjoying outdoor space and sunshine. With ample storage throughout and resident's parking, this flat presents an ideal opportunity for both first-time buyers and investors.

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🌐 [www.property-webb.co.uk](http://www.property-webb.co.uk)

📍 71 South Bridge St, Bathgate, EH48 1TJ

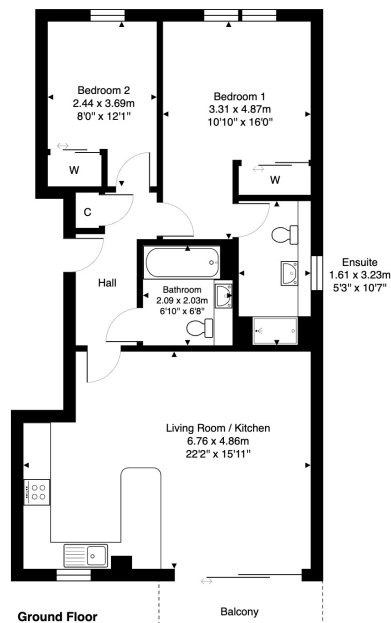


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## Key Features

- Charming ground floor flat
- Popular location close to amenities
- Tastefully decorated throughout
- Impressive kitchen/diner/living space
- South facing balcony
- Master bedroom with ensuite
- Further double bedroom
- Stylish bathroom
- Ample storage
- Resident's parking

129 Hawk Brae, Livingston, EH54 6GJ



Ground Floor

Total Area: 70.6 m<sup>2</sup> ... 760 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



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