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## Hawk Brae, Livingston, EH54 6GJ

Offers Over £150,000

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This charming and spacious 2 bedroom ground-floor flat is located in the sought-after Ladywell West area of Livingston, offering easy access to local amenities and Livingston North train station. The property features neutral decor throughout and boasts a superb open-plan kitchen, living and dining space that opens onto a south-facing balcony. This charming flat is a wonderful opportunity for those looking to settle in a vibrant, well-connected area and is an ideal opportunity for first-time buyers or investors.

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## Key Features

- Delightful ground floor flat
- Sought after location
- Walking distance to amenities and Livingston North train station
- Impressive open plan kitchen/dining/living space
- South-facing balcony
- Two double bedrooms
- Ensuite and family bathroom
- Resident's parking
- Ample storage
- Ideal opportunity for investors or first time buyers

145 Hawk Brae, Livingston, EH54 6GJ

