



264 Sutherland Way, Livingston

Livingston

Offers Over **£150,000**



## 264 Sutherland Way

Livingston, Livingston

Welcome to 264 Sutherland Way, a delightful 3-bedroom home situated in a sought-after cul-de-sac in the vibrant area of Livingston. This property boasts a rear garden, a private south-facing front garden, and a driveway for one car, providing convenient off-street parking.

On the ground floor, you'll find a spacious living room perfect for family gatherings and relaxation. The elegant dining room is ideal for entertaining guests, and the well-equipped kitchen offers ample space for culinary activities.

There is also a convenient WC located near the entrance for easy access.



Upstairs, the generously sized master bedroom provides a comfortable retreat. The second bedroom is also a great sized double bedroom, while the cosy third bedroom can also be used as a home office or study.

A family bathroom completes the first floor, featuring contemporary fixtures and plenty of space for a relaxing bath.

With a total approximate gross internal area of 98.0 sq m / 1055 sq ft, this home offers lovely living space for a growing family. The layout ensures a comfortable and functional living environment, with plenty of natural light throughout.

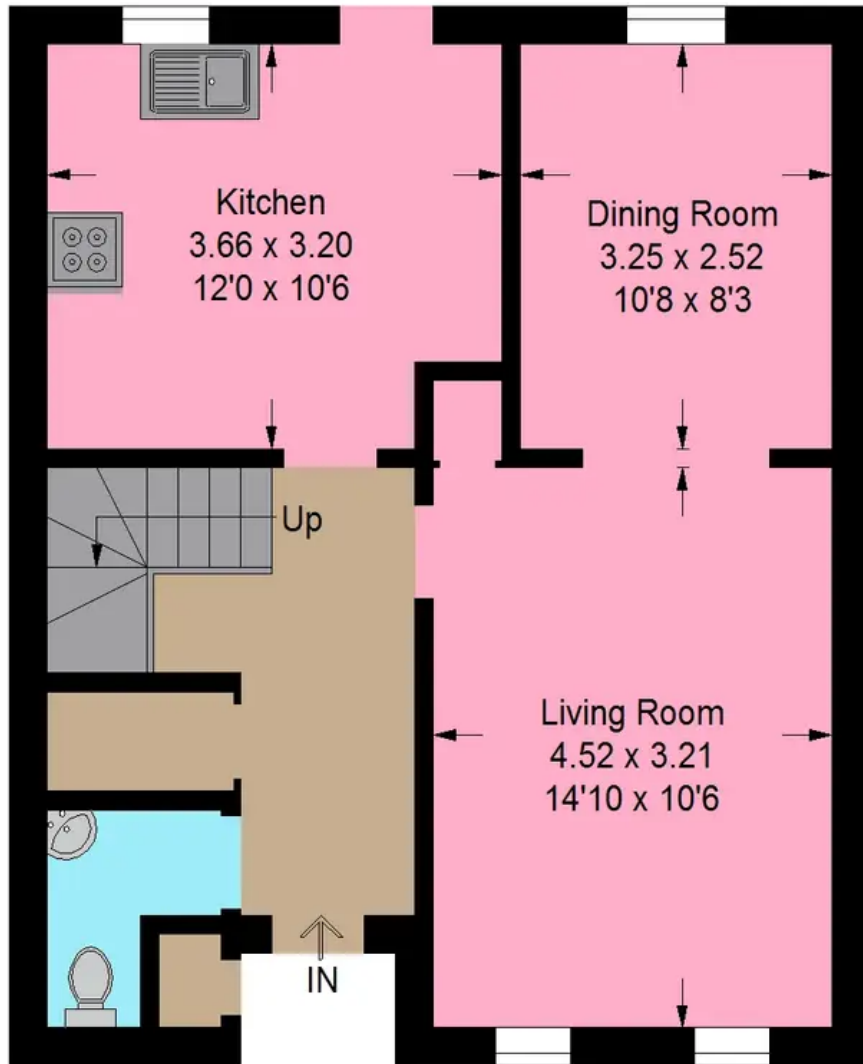
The outdoor space includes a private rear garden perfect for outdoor activities and gardening, and a south-facing front garden that provides a sunny spot for relaxation.

Located in a family-friendly neighbourhood, this home offers a peaceful retreat while being close to local amenities, schools, and transport links.

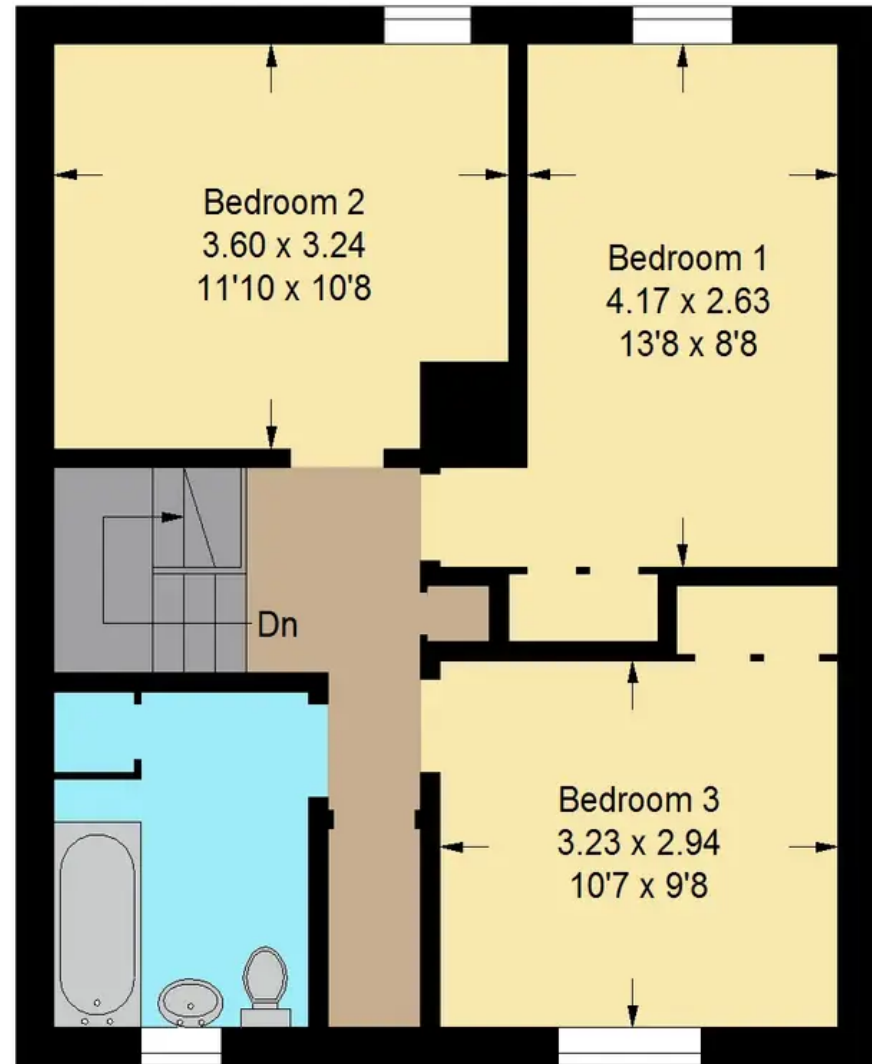




Approximate Gross Internal Area = 98.0 sq m / 1055 sq ft



**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID1107351 / Ref:88752)



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