



7 Cedarbank, Livingston

Livingston

Offers Over **£165,000**



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Nestled in a prime central Livingston location, this spacious three-bedroom end of terrace property offers both comfort and convenience. The property features three generously sized bedrooms, a large open-plan lounge and dining area, a low-maintenance garden, and a designated residential parking space. Upon entering, the bright and welcoming hallway seamlessly connects the ground floor's generously proportioned rooms, setting the tone for the home's airy atmosphere.

The expansive lounge, designed with an open-plan layout, exudes a homely vibe. This space comfortably accommodates a large L-shaped sofa and features an impressive media wall, enhancing its modern touch. Adding to the room's inviting ambiance is a stylish electric glass-front fireplace, perfect for cosy evenings. Natural light pours in through recently upgraded double windows, providing a serene garden view and an indoor-outdoor living experience.

Flowing seamlessly from the lounge is the extensive open-plan dining area, a standout feature of this property. This versatile and generously sized space is perfect for hosting large gatherings, dinners, and parties. Capable of easily accommodating a full-sized dining table, the dining area still leaves ample room for additional free-standing furniture, allowing for flexible arrangements to suit any lifestyle.



The open-plan layout creates a sense of connectivity and spaciousness, making it ideal for both casual family dinners and more formal entertaining. The neutral décor provides a blank canvas, ripe for personal touches, while the large front-facing double windows flood the area with natural light, further enhancing its airy and inviting ambiance.

The kitchen is practical and spacious, offering ample storage and countertop space, along with an integrated oven. The contrasting unit colours provide a modern finish, and the room is brightened by natural light from the rear-facing window. This space also provides direct access to the garden through the back door.

Completing the ground floor is a fully tiled W/C, a functional and well-maintained space with neutral décor.

Upstairs, three double bedrooms await. The expansive main bedroom currently fits a super king-sized bed and features built-in wardrobes, maximizing storage while allowing room for additional furniture. Bedroom two is equally spacious, comfortably fitting a king-sized bed and free-standing furniture. Its neutral décor gives it fantastic potential for customization. The third bedroom offers sufficient space for a double bed and additional furniture, making it a versatile living area.

The generously sized family bathroom completes the upper level. Fully tiled and equipped with a combined bath and shower, it offers both practicality and comfort. Its spacious layout provides plenty of room for further enhancements, allowing new owners the opportunity to add personal touches and make the most of this functional space.

Outside, the low-maintenance garden is bordered by a recently upgraded fence. This outdoor area includes space for a table and chairs, ideal for summer gatherings, and features storage containers to keep the area tidy. A designated residential parking space adds further convenience to this appealing property.





Approximate Gross Internal Area
98.3 sq m / 1058 sq ft

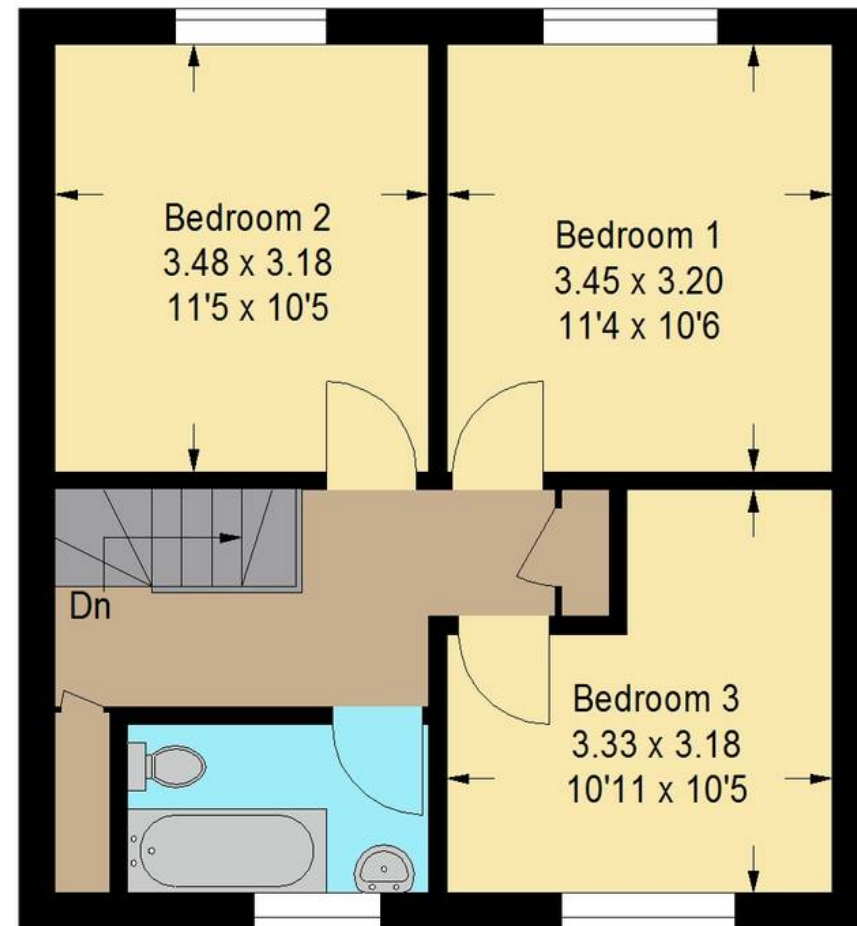
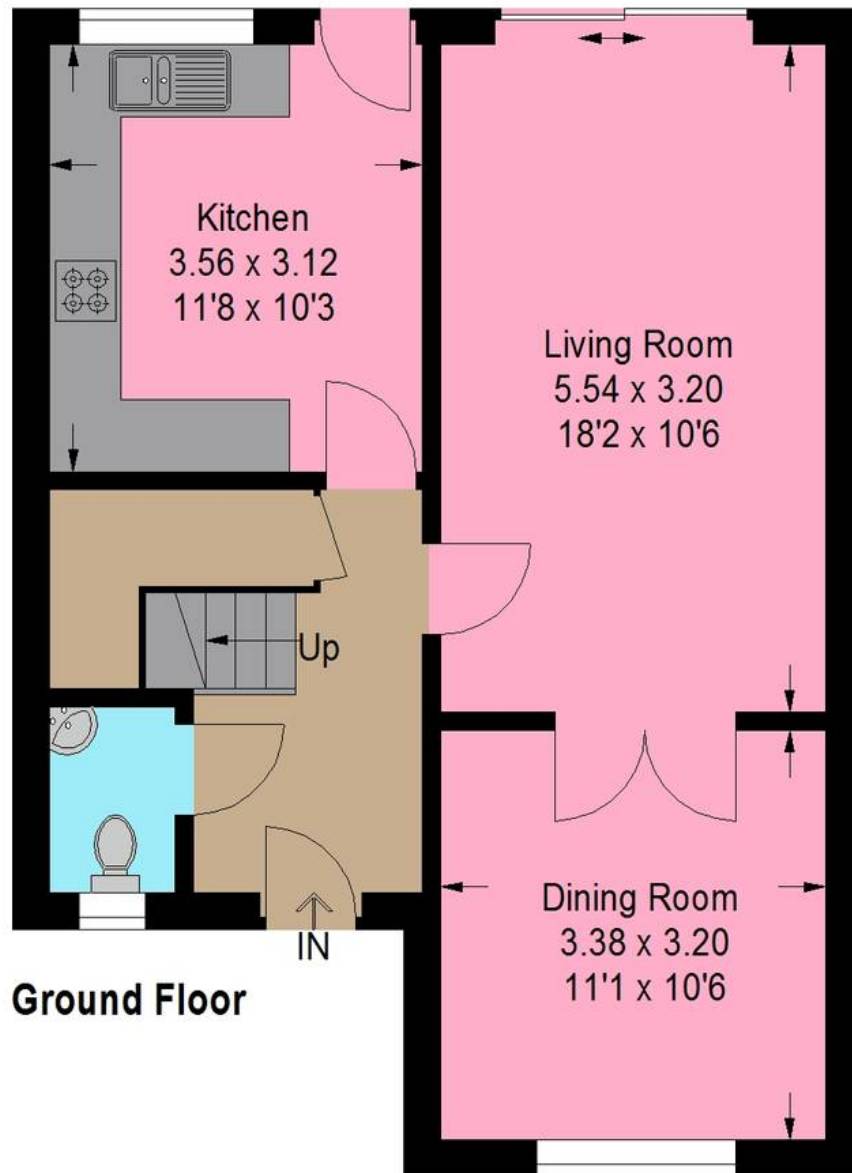


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