



18 Sutherland Way, Livingston

Livingston

Offers Over **£150,000**



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Nestled in a peaceful pocket of Livingston, this well-presented three-bedroom home is perfectly suited for a range of buyers, including young or growing families, first-time buyers, or those looking to downsize. Conveniently located, this property is within walking distance of Livingston North Train Station, Deans High School, and local shops, ensuring that daily essentials and excellent transport links are easily accessible.

The versatile layout of this home provides flexible living options to suit a variety of lifestyles. Upon entering, the ground floor reveals a spacious living room, which benefits from a lovely dual window formation to the rear—a beautiful feature that fills the room with natural light, creating a bright and airy space for relaxing or entertaining.

Adjacent to the living room, the separate kitchen is well-appointed with ample cupboard and worktop space, making it ideal for everyday cooking and dining. From the kitchen, there is direct access to the rear garden.



The third bedroom on this level is currently utilised as a playroom, offering flexibility for growing families but easily adaptable as a guest room or home office. Completing the downstairs accommodation is a family bathroom, which features a shower over the bath for added convenience.

Upstairs, the property features a further two generously sized bedrooms. One of which is the large primary bedroom, comfortably hosting a king size bed, and offering plenty of space for comfort and additional storage.

Externally, the property enjoys both front and rear gardens, with the rear garden benefitting from a sought-after south-west orientation—perfect for enjoying the sun and outdoor dining. There is also a two-car driveway to the rear of the home, providing ample parking, while additional visitor parking is available at the front.

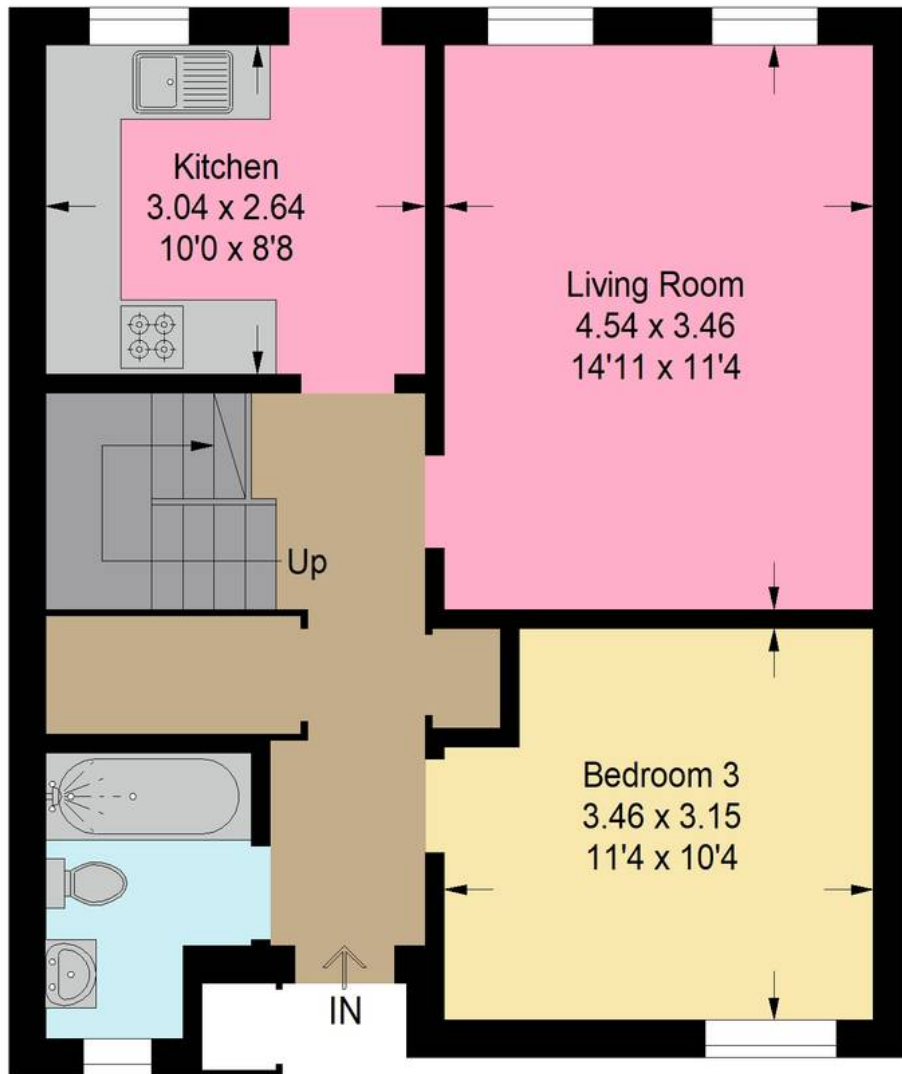
While already well-presented, this property also offers a fantastic opportunity for its new owners to personalise and add their own unique touches, making it truly their own.

With its combination of location, adaptable living space, and outdoor amenities, this home represents an ideal opportunity to settle into a comfortable and convenient lifestyle in Livingston.

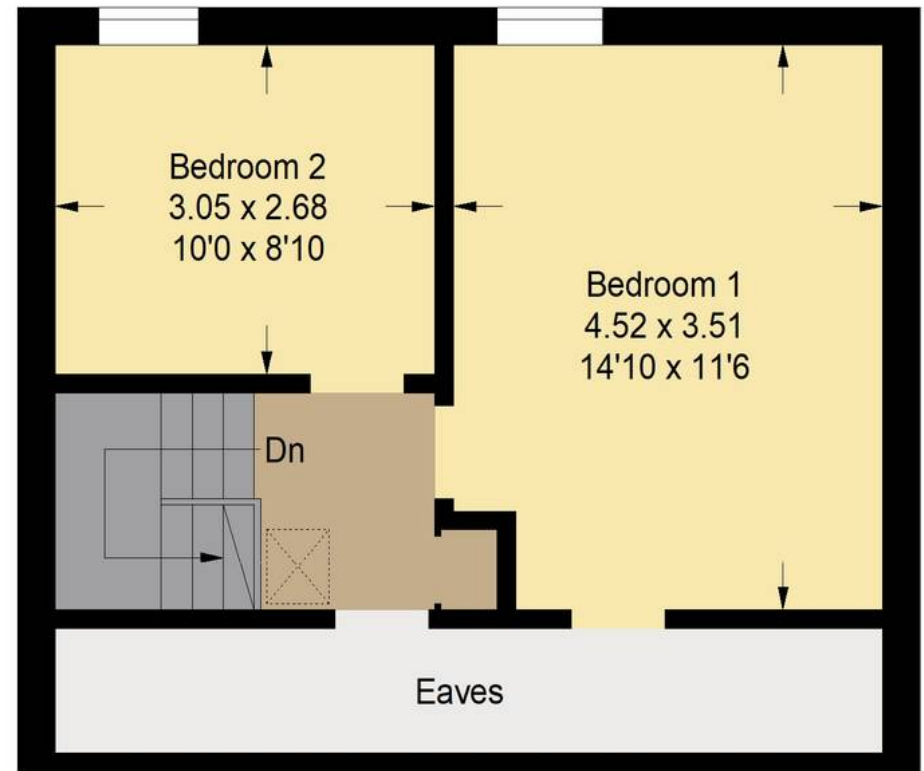




Approximate Gross Internal Area
(Excluding Eaves) 81.4 sq m / 876 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1134760 / Ref:89440)



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