



201 Sutherland Way

Livingston

Offers Over **£155,000**



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Welcome to this well-presented three-bedroom end-of-terrace home is situated in the highly desirable residential area of Sutherland Way. Recently renovated, the property features a brand-new kitchen, boiler, fresh paintwork, and new flooring throughout, ensuring a modern and stylish living space ready for its new owners.

The ground floor comprises a spacious living room which boasts patio doors leading out to the sizeable south-facing rear garden—perfect for seamless indoor-outdoor living. The newly fitted kitchen with ample space for cooking and dining.

The ground floor also benefits from a four piece bathroom, and a good-sized third bedroom boasting fitted storage, and the ability for flexible living.

Upstairs, there are two further generously sized double bedrooms, including a main bedroom that benefits from the addition of a WC for added convenience, installed by the current owners.



Outside, the property boasts a front garden and a sizeable south-facing rear garden, offering privacy and the perfect spot for outdoor living. The rear garden enjoys a serene woodland backdrop, providing a peaceful retreat for relaxation or family activities.

Ideally located, this home is just a short walk from Livingston North Train Station, offering convenient transport links. The nearby Carmondean Centre provides an array of amenities, including a Morrisons supermarket, The Saltire Restaurant and Pub, a pharmacy, and other local shops.

For nature enthusiasts, the area is surrounded by numerous peaceful walking trails, making it perfect for those who enjoy spending time outdoors.

This property is an excellent opportunity for families, professionals, or investors looking for a home in a sought-after area with modern amenities and close proximity to transport links and nature. Viewing is highly recommended!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

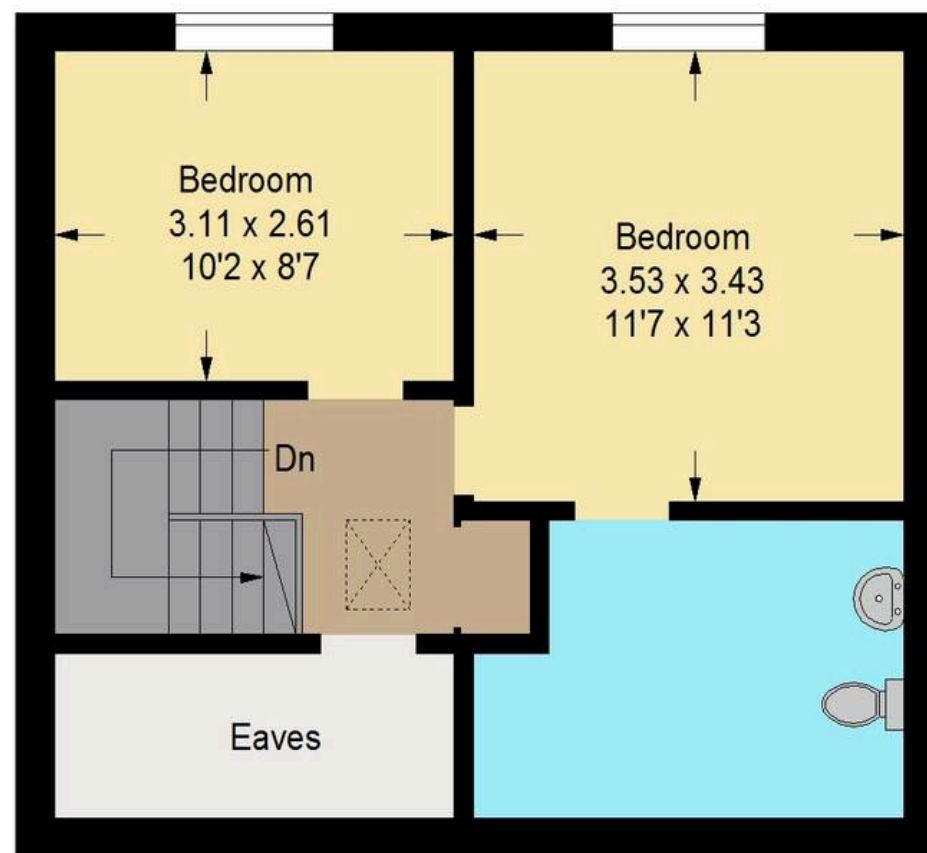




Approximate Gross Internal Area (Excluding Eaves)
88.7 sq m / 955 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1159634 / Ref:89817)



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