





13 Quarrywood Court

Livingston

Welcome to 13 Quarrywood Court, a beautifully presented two-bedroom second floor apartment located in a quiet and highly sought-after cul-de-sac in the vibrant town of Livingston. Set within a well-maintained modern development, this property is offered in true walk-in condition, making it a superb choice for first-time buyers, professionals, or growing families. Brought to the market with no onward chain ensuring a seamless transition into your new home!

Accessed via a secure entry system, leading into a clean and tidy stairwell up to the property. On entering the property, you're immediately struck by the sense of space and the neutral décor that flows seamlessly throughout.

The south-facing lounge is a standout feature, bathed in natural light from twin windows and French doors opening onto a charming Juliette balcony. It's the perfect space to unwind or entertain, offering a bright and airy ambiance year-round

Leading into the modern kitchen/diner, well-appointed with a range of wall and base units, integrated appliances including a fridge/freezer, hob, oven and washing machine, and generous worktop space. There's also plenty of room for a dining table – ideal for casual family meals or hosting guests.



Both bedrooms are generous doubles, each boasting built-in wardrobes that offer excellent storage solutions. The principal bedroom is further enhanced by a contemporary en-suite shower room with a mains-powered shower. The accommodation is completed by a stylish family bathroom with a modern white three-piece suite and elegant tiling.

Externally, residents benefit from a well-kept communal garden to the rear south facing and mainly laid to lawn, offering a peaceful spot to enjoy sunny days with friends and family. The property also includes an allocated parking space, adding to its convenience and appeal.

The prime location of Quarrywood Court places a fantastic range of local amenities right on your doorstep. Just a short walk away are Livingston's vibrant shopping centres, offering something for the whole family – from high street favourites to stylish boutiques and cosy cafés. Major retailers such as Asda, Morrisons, and Starbucks are all easily accessible, along with a variety of popular restaurants perfect for dining out. For commuters, Livingston North Train Station is just a short drive away, providing direct rail links to Edinburgh and Glasgow, making travel quick and convenient.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Approximate Gross Internal Area = 69.8 sq m / 751 sq ft

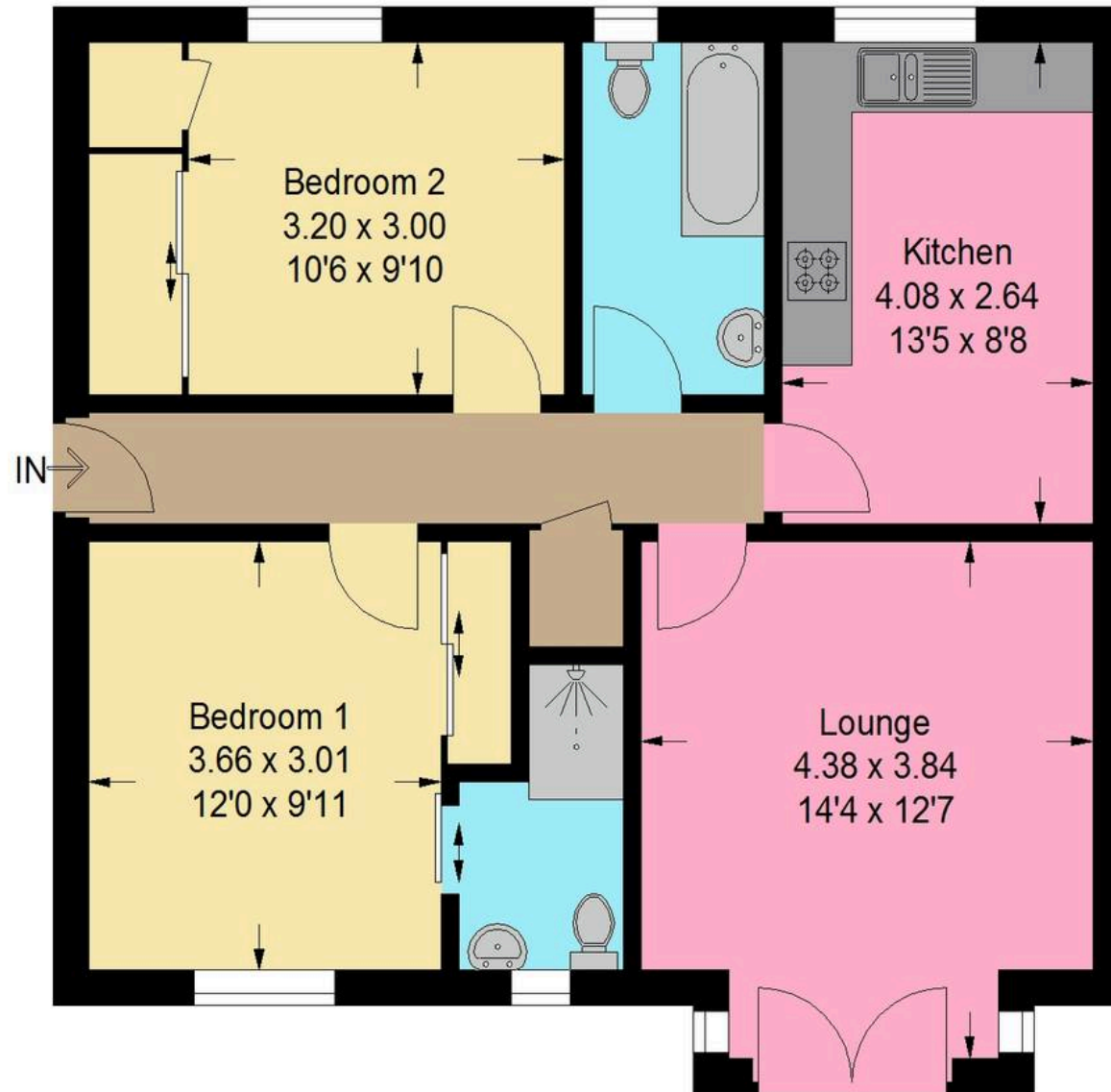


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