



2 Newall Road, Livingston

Offers Over **£300,000**



2 Newall Road

Livingston

Welcome to 2 Newall Road, a beautifully presented three-bedroom detached home situated in the newly established estate in Livingston – 'The Almond' by Bellway. This exceptional property is brought to the market in true show-home condition, boasting bright and neutral interiors, alongside luxurious features that create a warm and inviting living space.

Upon entering, you are welcomed into a spacious lounge, perfect for relaxing with family or entertaining guests. The real heart of the home is the stunning open-plan kitchen/dining area, which flows effortlessly into the rear garden, making it an ideal space for hosting or simply keeping an eye on the kids while they enjoy the outdoor space. The kitchen itself is modern and stylish, featuring integrated appliances, sleek cabinetry, and ample counter space for preparing meals with ease.

Upstairs, the home offers three well-proportioned bedrooms, with Bedroom One standing out as a true retreat. This beautiful principal bedroom boasts a gorgeous Juliette balcony, flooding the space with natural light and offering a lovely feature to enjoy. It also benefits from a private en-suite for added convenience and fitted storage to maximize space. Bedroom Two is a generously sized room that can comfortably accommodate a double bed, making it a great space for guests or family members. Bedroom Three is a spacious single bedroom, which alternatively could be used as a home office or dressing room, catering to a variety of lifestyle needs.



The bathrooms throughout the home have been finished to an exceptionally high standard, featuring heated chrome towel rails, half-height tiling, and tiled flooring, ensuring a blend of both style and practicality.

Throughout the property, made-to-measure mirrors, soffit lights, and solar panels elevate the home's modern design and energy efficiency, adding an extra layer of luxury and functionality to everyday living.

Externally, this property continues to impress, with a driveway that provides off-street parking for up to three cars. The rear garden is beautifully maintained, offering a lawned area as well as a decked patio, perfect for enjoying the sun and unwinding in a private outdoor space.

This wonderful home is located in a sought-after residential area, within easy reach of Livingston Village Primary School and The James Young High School, making it a fantastic choice for families.

A variety of everyday amenities are close by, including Morrisons, Home Bargains, Starbucks, and Tony Macaroni, while the Livingston Designer Outlet offers an extensive selection of retail shops and restaurants just a short drive away.

For those who love the outdoors, this home is perfectly placed to enjoy scenic walks at Almond Park, a picturesque stroll through Eliburn Park, or a peaceful woodland escape along Murieston Trail, all offering stunning natural beauty and an opportunity to unwind in nature.

With luxury finishes throughout, a modern and practical layout, and a prime location close to excellent amenities and outdoor spaces, this home is truly a standout opportunity for families and professionals, you won't want to miss it!

Council Tax band: E

Tenure: Freehold

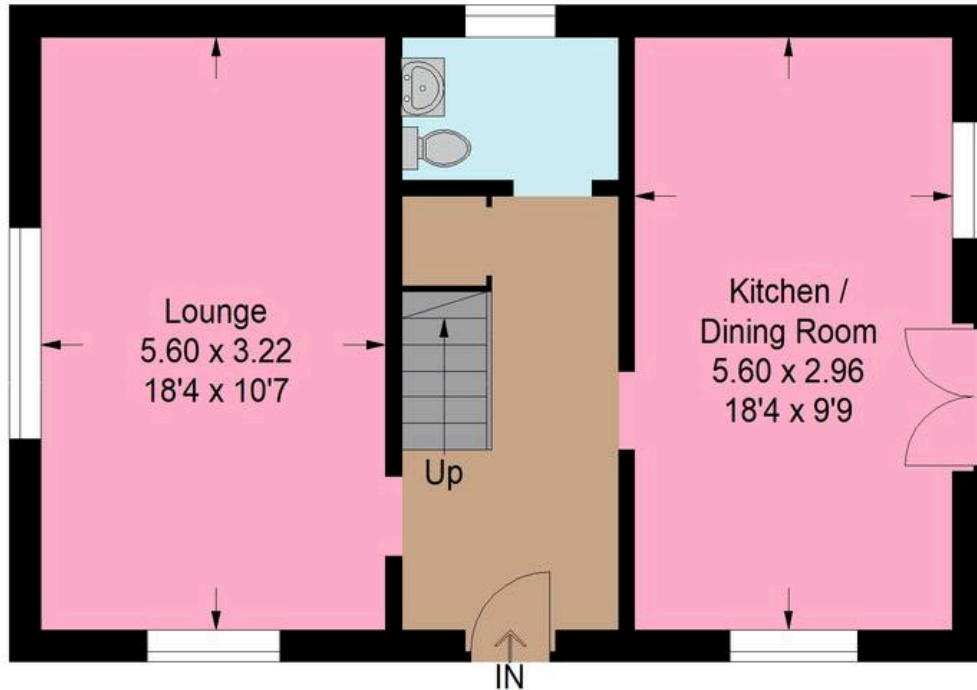
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

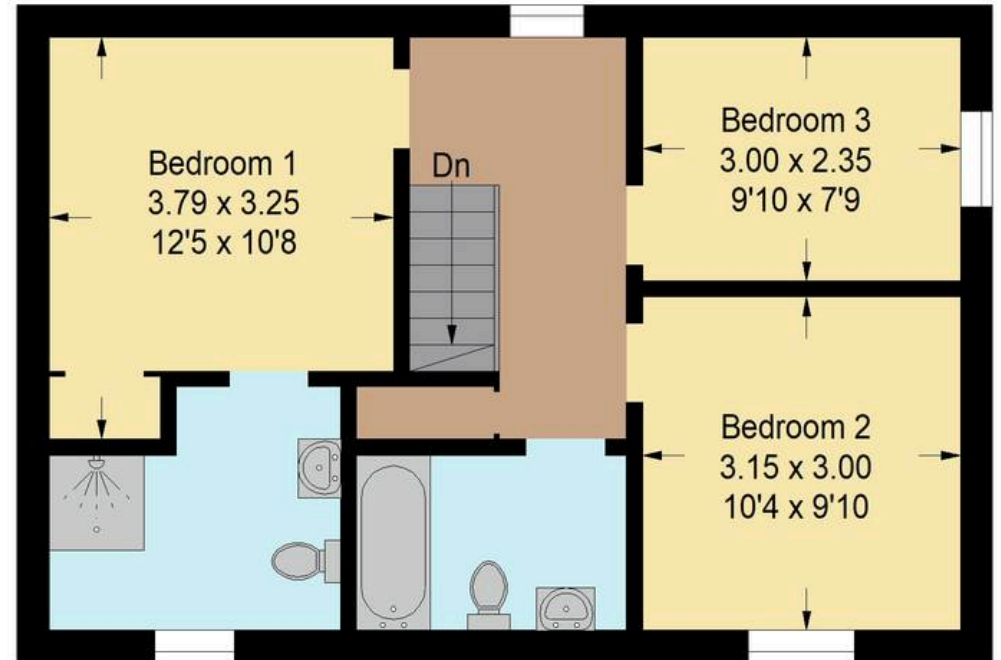




Approximate Gross Internal Area = 96.8 sq m / 1042 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1173099 / Ref:90085)



Bridges Properties

94 West Main Street, Whitburn - EH47 0QU

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

