





17 Ettrick Drive

Livingston,

Welcome to Ettrick Drive, a well-presented three bedroom mid-terrace property in Craigshill, offering spacious interiors, a low-maintenance garden, and an ideal location with excellent travel links to both Edinburgh and Glasgow.

As you step into the home, you are greeted by a bright and inviting hallway with handy storage and access to a downstairs WC. Finished with full tiling and chrome accents, the WC adds practicality to the ground floor.

The lounge is generously proportioned, with space to comfortably accommodate two sofas and additional room for dining. A large front facing window fills the space with natural light, creating a warm and welcoming atmosphere. The kitchen, situated to the rear, has been finished with white gloss cabinetry, splashback tiling, and ample worktop space. It is well equipped with an integrated four-point gas hob, oven, and grill, alongside space for a dishwasher, fridge freezer, washing machine, and tumble dryer. A rear door provides direct access out to the garden.



Upstairs, the principal bedroom is a spacious retreat, comfortably hosting a king size bed along with bedside cabinets and a large wardrobe. The second bedroom is equally generous, also able to accommodate a king size bed and additional furnishings. Bedroom three is a versatile space that can serve as a single bedroom, nursery, home office, or children's room, offering flexibility to suit your lifestyle. The family bathroom is a stylish three-piece suite, fully tiled with a bathtub, overhead shower, and modern wet wall finishes around the standing shower area. The rear garden is a standout feature, offering a south-west facing orientation that captures the sun throughout the afternoon and evening. Designed for low maintenance, it is finished with monoblocking and enclosed with hedges for privacy. The space is ideal for outdoor dining, barbecues, or setting up a shed for additional storage.

Location-wise, 17 Ettrick Drive is superbly placed. Local amenities include ScotMid and Asda, while The Centre Livingston and Livingston Designer Outlet provide extensive shopping, dining, and leisure options just a short drive away. Families are well served by nearby schools including Inveralmond High School and several local primaries. Commuters benefit from excellent road links via the M8 to Edinburgh and Glasgow and the A71 to Edinburgh, with both Livingston North and Livingston South train stations offering frequent services. Almondell Country Park is also within easy reach, providing beautiful walking trails and green space for outdoor enthusiasts.

Spacious, practical, and well-located, this property is a fantastic opportunity for first-time buyers, families, or professionals looking to settle in one of West Lothian's most connected areas.

Council Tax band: B

Tenure: Freehold

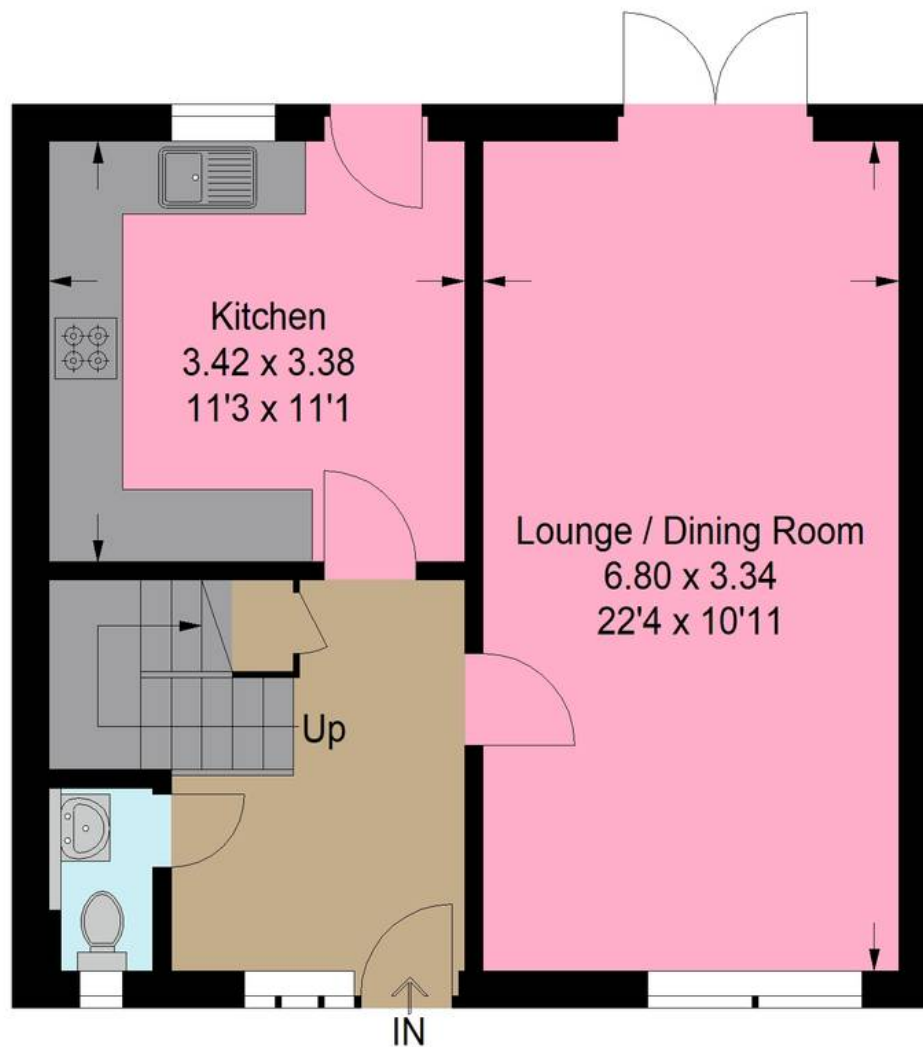
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Approximate Gross Internal Area
95.2 sq m / 1025 sq ft



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1227887 / Ref:91091)



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