



48 Craigswood, Livingston

Offers Over **£140,000**



48 Craigswood

Livingston

Welcome to Craigswood, a stylish and well-maintained 2-bedroom end-of-terrace home in a quiet residential area of Livingston. With recent upgrades and a practical layout, this property offers comfortable, low-maintenance living. Upon entering, a bright and spacious hallway welcomes you, complete with an under-stairs storage cupboard, perfect for coats, shoes, or everyday essentials. To the left, the generous lounge benefits from dual-aspect windows, flooding the room with natural light and creating a warm, inviting atmosphere. The space flows seamlessly into a dining alcove, offering a versatile open-plan layout with plenty of room for both living and dining furniture, ideal for relaxing or entertaining.

To the rear of the home, the kitchen provides plenty of countertop space and cabinetry, an integrated oven and hob, space for free-standing appliances, and room for a small dining table. A door leads directly to the south-east facing rear garden, creating a seamless indoor-outdoor flow.

Upstairs, the wide staircase enhances the sense of space and light. The property has two well-proportioned double bedrooms, both capable of accommodating king-sized beds and featuring built-in storage, with large windows letting in plenty of natural light. The wet room is practical, with a shower area, sink, W.C., and built-in storage, and offers scope for modernisation. A versatile box room completes the upper floor and provides access to the fully floored loft, ideal for additional storage or a home office.



The rear garden is fully landscaped for easy maintenance, with paved areas and artificial grass, enclosed by double-panelled fencing for privacy. A shed is included, and a gate provides convenient access around the property. The front garden is also paved, offering low-maintenance space and overlooks a woodland area with nearby nature walks.

Set in the established residential district of Craigswood, the property benefits from a quiet neighbourhood while remaining conveniently close to local amenities. Commuters benefit from quick access to major roads and public transport, making travel to Edinburgh, Glasgow, and surrounding towns straightforward.

This stylish home combines comfort and convenience in a family-friendly area, making it an excellent choice for first-time buyers, downsizers, or investors.

Council Tax band: B

Tenure: Freehold

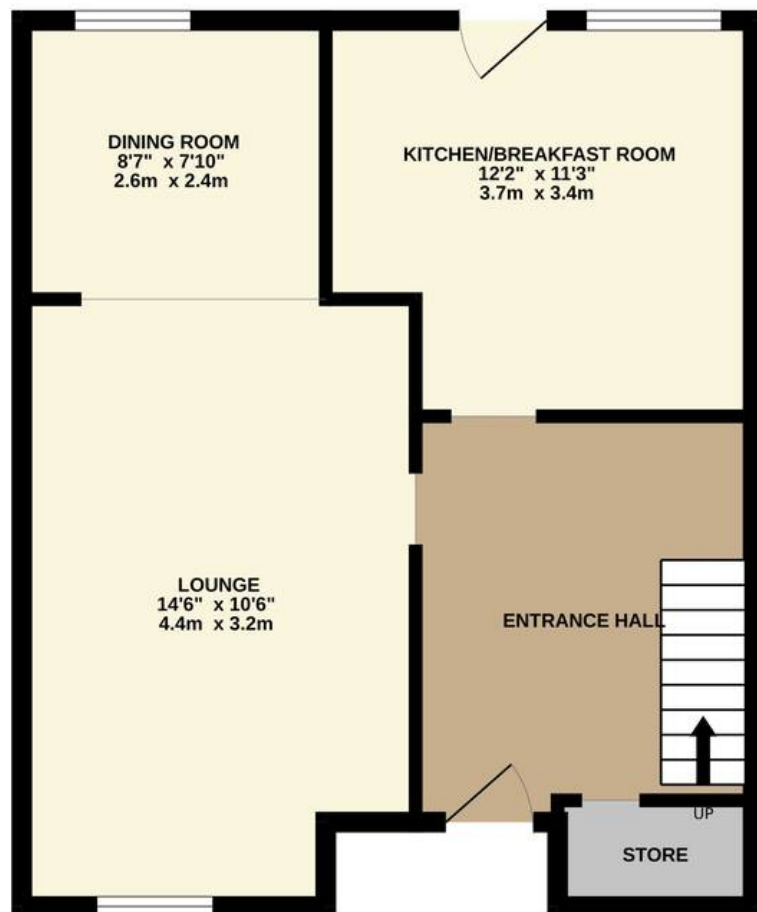
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

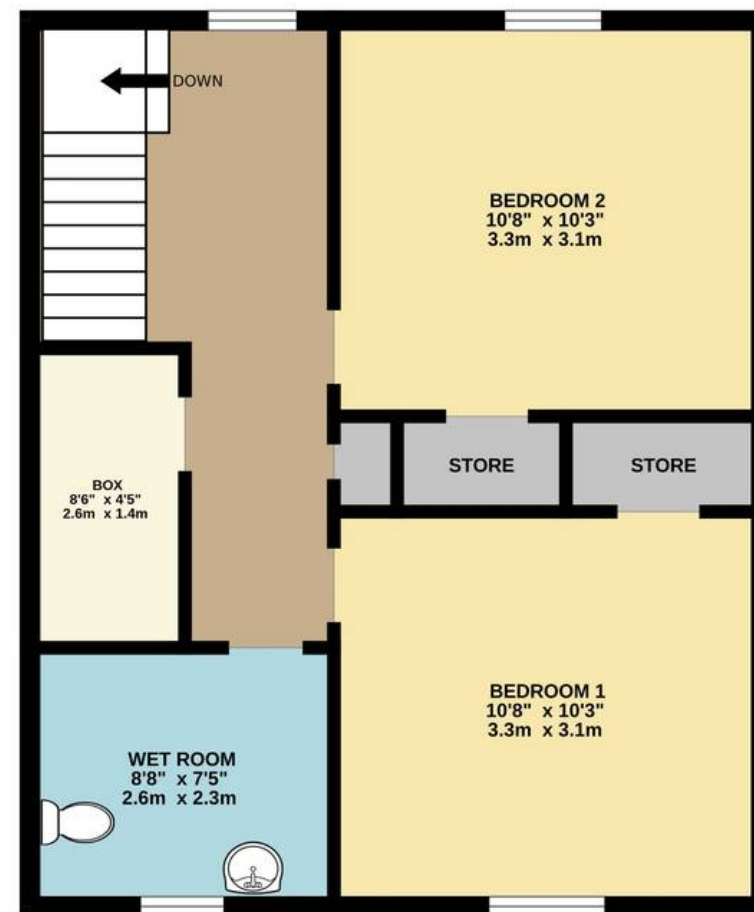




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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