



64, Robertson Way, Livingston, West Lothian, EH54 8RF

RE/MAX Property

A Wonderful 3 Bedroom Home with Driveway

This superb home is in a fantastic location, nestled in a quiet area, this residence offers a peaceful retreat from the hustle and bustle of city life. Enjoy the tranquillity and privacy that this setting affords, while still being within close proximity to local amenities, schools, and transportation links. A delightful home for a couple, family or investor. This property in Robertson Way, Livingston, EH54 8RF will make a delightful home. Sharon Campbell and RE/MAX Property are delighted to bring this 3-bedroomed property to the market, comprising of:

- Lounge
- Breakfasting Kitchen
- 3 Bedrooms
- Bathroom
- Front and Rear Gardens
- Driveway

Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Robertson Way is a popular residential area of Knightsridge, in the heart of Livingston. It is close to local amenities and is well served by bus services and schools. Nearby Livingston North is a mainline train station with frequent services to Edinburgh and Glasgow. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.





Front Approach

A delightful approach with a private driveway welcomes you with its well-maintained exterior and inviting kerb appeal. The pathway leads to the front entrance, with some grass and planting to satisfy your green thumb.

Vestibule

4' 0" x 3' 8" (1.22m x 1.12m)

Entering the property through the uPVC main door, providing extra privacy. Decorated with carpeted flooring and neutral tones to the walls.

Lounge

15' 2" x 12' 10" (4.62m x 3.91m)

Upon stepping inside from the reception area, you are greeted by a spacious living room, with open stairs to the first floor and a big window overseeing the front garden, ideal for both daily living and entertaining. The modern decor throughout the house compliments the bright and sunny atmosphere, creating a warm and welcoming ambience for residents and guests alike. The walls are painted, with two feature walls and is paired with carpeted flooring. The efficient gas central heating ensures a comfortable living environment all year round with a radiator below the window. The space is illuminated by a centre ceiling light and under stair spotlights. Power points, a telephone socket, a telephone socket and a smoke detector are provided.

Kitchen

14' 8" x 9' 0" (4.47m x 2.74m)

Leading from the living area, this room is ideal for both daily living and entertaining. This wonderful room is adorned with laminate flooring and light neutral painted walls, matched with a tiled splashback. With a range of cabinets for storage with white finishes, the contemporary décor continues. An electric oven, four ring gas hob, washing machine and fridge-freezer will all be included in the sale. The stainless-steel sink with a chrome mixer tap and drainer, sits below a window facing the rear, bringing in natural light. Patio doors lead to the private rear garden. The breakfast bar is paired with two stools for easy daily use. Two ceiling lights help bring extra light, a radiator and power points are also present.

Stairs and landing

The carpeted stairs lead to the upper carpeted landing with the contemporary décor continuing. Neutral walls, a ceiling light, a smoke detector, an attic access hatch and a power point finish this area.

First Bedroom

9' 3" x 8' 11" (2.82m x 2.72m)

A fantastic room with neutrally painted walls and carpeted flooring. There are windows overseeing the wooded area behind the property, bringing in lots of natural light. A double mirror front wardrobe provides hanging and shelving space. A radiator sits below the window and there are power points. Finally, a ceiling light illuminates the space.

Second Bedroom

11' 8" x 7' 3" (3.56m x 2.21m)

The lovely room is full of rays of natural light, provided by the uPVC window which oversees the front garden. The walls are neutrally painted and matched with a neutral carpet to the floor. Situated behind the door is a recess housing a double wardrobe. Completed by a ceiling light, a radiator and power points.

Third Bedroom

8' 5" x 7' 8" (2.57m x 2.34m)

The final room of this beautiful home is painted with neutral colours to the wall and cosy carpeted flooring. A uPVC window overseas the front of the property, with a radiator located below. This room has an integrated over stairs storage for maximum usage of the space. A ceiling light and power points finish this room.

Family Bathroom

5' 11" x 5' 6" (1.80m x 1.68m)

This fresh, bright room is conveniently located at the top of the stairs, offering a relaxing retreat for unwinding after a long day. Wet wall panels cover the walls, paired with vinyl to the floor. A mounted mirror rests above the sink, with an integrated storage cupboard below. A bath and a wall mounted shower, with a glass shower panel finish the suite. There is a uPVC window with privacy glass to the rear of the property for natural light and ventilation, three ceiling spotlights provide extra light. A chrome towel ladder radiator completes this room.

Rear Garden

The rear garden is composed of a paved patio area, and the surrounding ground is finished with decorative stones. Fenced on all sides with the rear facing a lovely, wooded area, which can be accessed via a gate. There is a side area for the shed and a garden hose sits attached to the properties rear wall.

Additional Items

Tenure: Freehold. Council Tax Band: C. All fitted floor coverings, and the kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

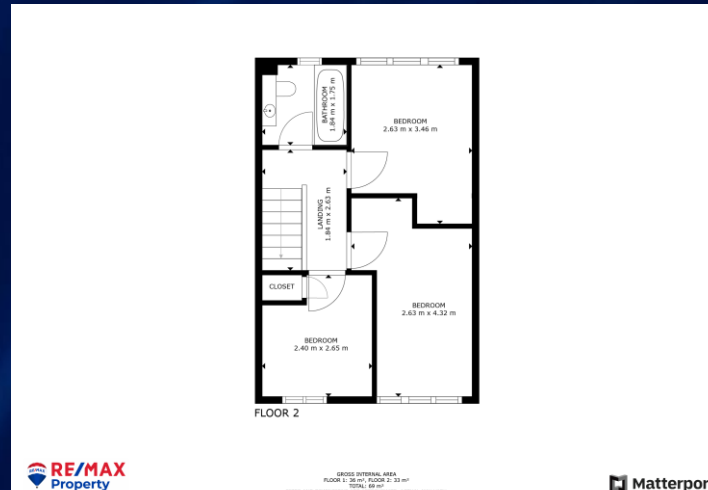
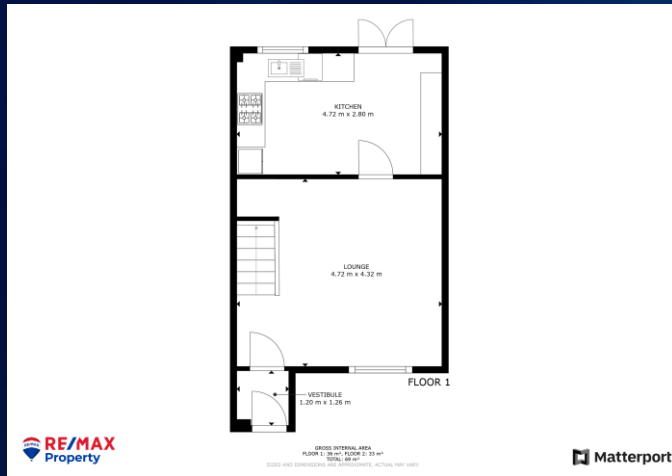


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