





Impressive 4 Bedroom Link-Detached Villa!

Niall McCabe & RE/MAX Property proudly present this luxurious 4-bedroom link-detached villa in the sought-after Torridon Walk, Livingston. With a sleek semi open-plan design, spacious double bedrooms, two elegant bathrooms, a multicar driveway, and stunning gardens, this home is the epitome of refined family living.

Torridon Walk is located in Craigshill, which is in a popular and mature residential district, situated to the East of Livingston Town Centre. It is close to local amenities and is well served by bus services and schools. It is within easy reach of the town centre, St John's Hospital and the Civic Centre. Livingston offers a great 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.

Council Tax Band C

Freehold Tenure

Factor Fee N/A

The home report can be downloaded from our website.

Sales particulars aim for accuracy but rely on seller-provided info. Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.

Council Tax band: C

Lounge/Diner

22' 10" x 11' 3" (6.97m x 3.44m)

An impressive, oversized lounge/diner with multiple windows, flexible floorspace, and soothing décor. Semi open-plan, it flows seamlessly into the kitchen—an inviting space for relaxation and entertaining.

Kitchen

12' 3" x 10' 9" (3.73m x 3.27m)

A sleek, modern kitchen featuring handleless cabinetry, a striking contrasting worktop, premium integrated appliances, a bright front-facing window, and a stunning large, tiled floor for a flawless finish.

W.C

5' 7" x 3' 11" (1.69m x 1.20m)

Lovely 2-piece crisp, white suite with a neutral finish and complimenting floor design – the room bathes in light via a long, glazed window.

Upper Landing

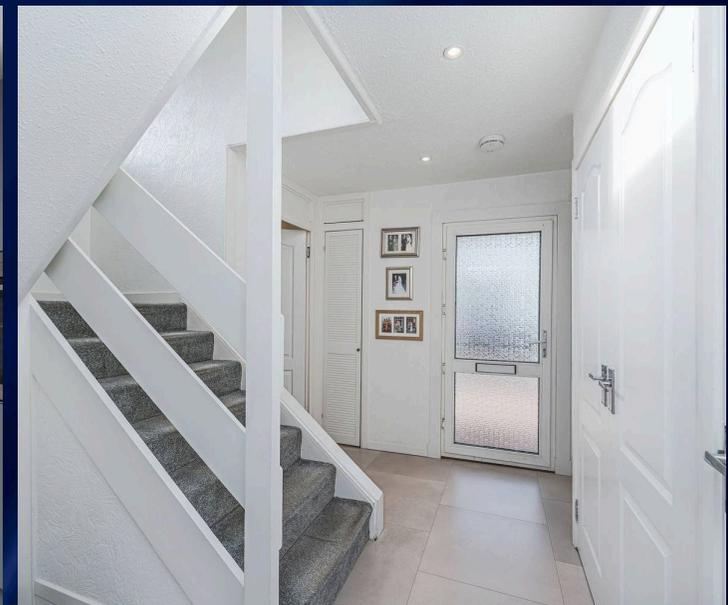
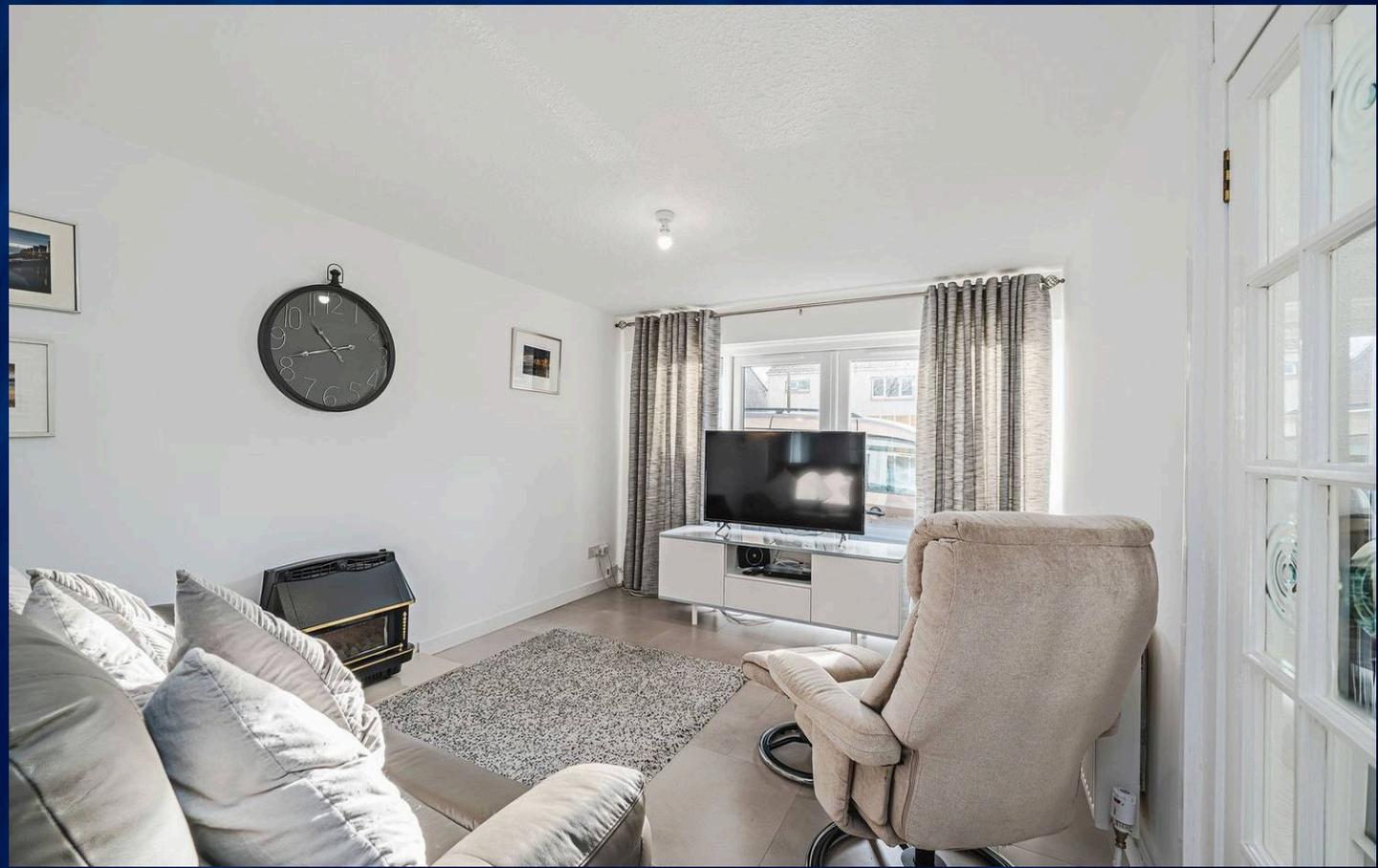
20' 6" x 10' 4" (6.24m x 3.16m)

Lovely upper landing finished to an exacting standard with fresh carpeting and neutral wall coverings. There is also a large window which floods the room with puddles of light.

Bedroom 1

13' 9" x 10' 11" (4.20m x 3.32m)

A spacious master suite featuring fresh carpeting, dual-aspect windows, and sleek fitted storage—light, airy, and effortlessly stylish.



Bedroom 2

11' 0" x 10' 11" (3.35m x 3.34m)

A generous second bedroom, beautifully sized with fresh carpeting—comfortable, stylish, and inviting.

Bedroom 3

10' 6" x 8' 11" (3.20m x 2.71m)

A further double bedroom finished to an impeccable standard, with plush carpeting and a large window.

Bedroom 4

10' 0" x 9' 2" (3.05m x 2.80m)

A spacious and versatile fourth bedroom, perfect for a guest room, home office, or personal retreat.

Family Bathroom

7' 11" x 5' 7" (2.42m x 1.69m)

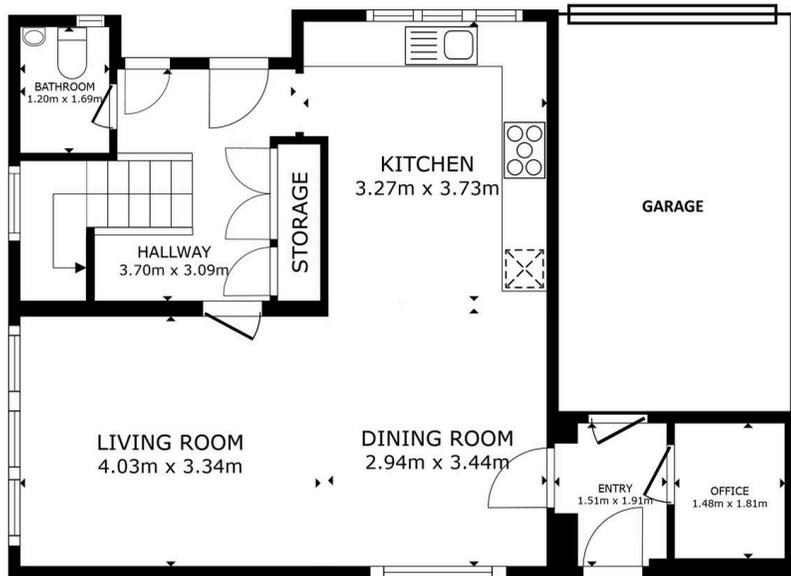
Gorgeous 3-piece family bathroom comprising of wash hand basin, W.C & luxurious bathtub, the room has been beautifully panelled and enjoys a crisp finish.

Exterior

Externally, the property is accompanied by lovely gardens to the front & rear. The rear has been designed with ease of maintenance as top priority – the space could be used flexibly and also hosts lovely spots to relax and entertain guests.

To the front there is a multi-car driveway, which has been neatly monoblocked and allows access to the integral garage.



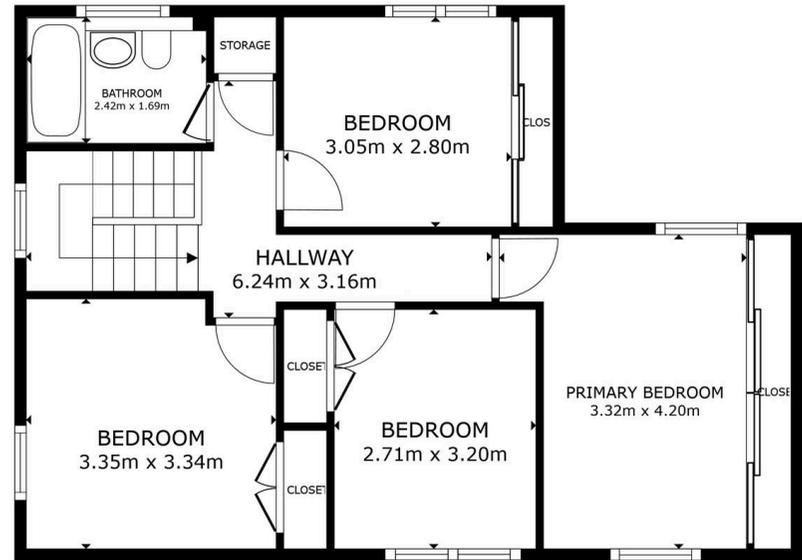


FLOOR 1



GROSS INTERNAL AREA
 FLOOR 1 55.6 m² FLOOR 2 63.5 m²
 TOTAL : 119.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 55.6 m² FLOOR 2 63.5 m²
 TOTAL : 119.1 m²

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RE/MAX Property

Niall McCabe - Remax Property, Remax House - EH54 6TS

07940 230 896 • nmccabe@remax-scotland.net • www.remax-livingston.net



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