



40 Ogilvie Way, Livingston, EH54 8HL  
Offers over £174,500

**RE/MAX** Property



## Brilliant Two Bedroom Semi-Detached Home With Garden Room located In Ogilvie Way, Knightsridge!

Ogilvie Way is within walking distance to Knightsridge Nursery and Primary School, this is definitely not one to be missed! Comprising of: Entrance Hall, Lounge, Kitchen, Two Bedrooms, Bathroom and (5m x 8m) Garden Room in the Rear Garden. The property benefits from generous storage throughout, gas central heating, double glazing and five-car driveway.

Ogilvie Way is a popular residential area of Knightsridge, 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 making this a brilliant location for commuters and families.

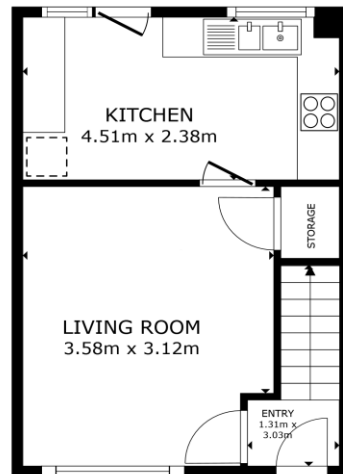
Livingston offers an excellent selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston 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.

No Factor Fees

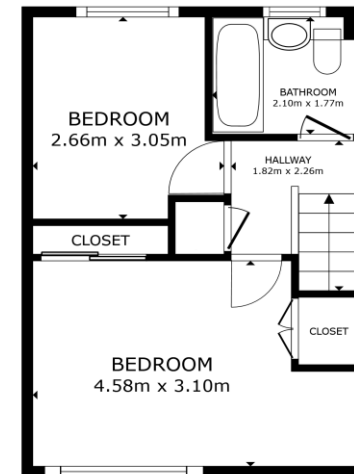
Council Tax Band B

Freehold Tenure





FLOOR 1



FLOOR 2



**Hallway**

Size-1.42m x 0.96m

Enter into the Hall giving access to the Lounge, Kitchen and staircase to the upper level. The Hall has one central light fitting, painted walls, one radiator and laminate flooring.

**Lounge**

Size- 4.22m x 3.52m

Stylish Lounge with additional space for furniture or dining, the room has under stair storage (boiler is situated here) and access to the Kitchen. The room has one central light fitting, wallpapered and painted walls, one radiator and laminate flooring.

**Kitchen**

Size-4.45m x 2.36m

Kitchen comprising of: Fitted wall and base units, worktops, extractor, space for white goods, integrated gas hob, integrated fan oven and stainless-steel sink with mixer tap. There is spotlighting, tile and painted walls, one radiator and hard wearing composite tiles. Additionally, there is a rear facing window and an external door with side window.

**Upper Hallway**

Size-1.78m x 1.68m

Hallway giving access to Bedroom 1, Bedroom 2, Bathroom and attic. There is spotlighting, painted walls, one radiator and carpet flooring. There is space above the stairs for extra storage.

**Bathroom**

Size-2.06m x 1.72m

Three-piece Bathroom located at the top of the stair comprising of: toilet and sink vanity unit, and separate bath with overhead electric shower. There is spotlighting, a rear facing opaque window, tiled walls, heated towel rail and tiled flooring.

**Bedroom 1**

Size-4.49m x 2.98m

Excellent sized double Bedroom with sliding mirrored wardrobes, space for additional furniture and a built-in cupboard space (1.08m x 1.00m). Around the room there is one central light fitting, a front facing window, wallpapered and painted walls and laminate flooring.

**Bedroom 2**

Size-2.99m x 2.32m

Bedroom located at the rear of the property with one central light fitting, painted walls, one radiator and laminate flooring.

**Front Garden**

Private Garden with grassed area, five-car monoblock driveway and space at the side of the house for an additional car/ access to Garden Room. (metal storage container will be removed)

**Rear Garden**

Private rear garden with fence surround, slabbed patio area, flower bed and decking. There is a summer house (5m x 8m) with three sections (L shape living/Kitchen area) this has an exterior door, French doors, three windows, shelving and Kitchen units. There is a separate room with an exterior door and shelving. The garden room has a warm roof, Kingspan installation and damp course. (See floorplan for sizes.) With a small bit of work for the new owners the workshop would be an amazing space.

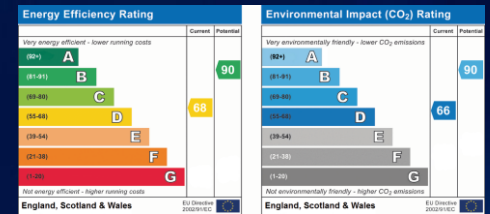
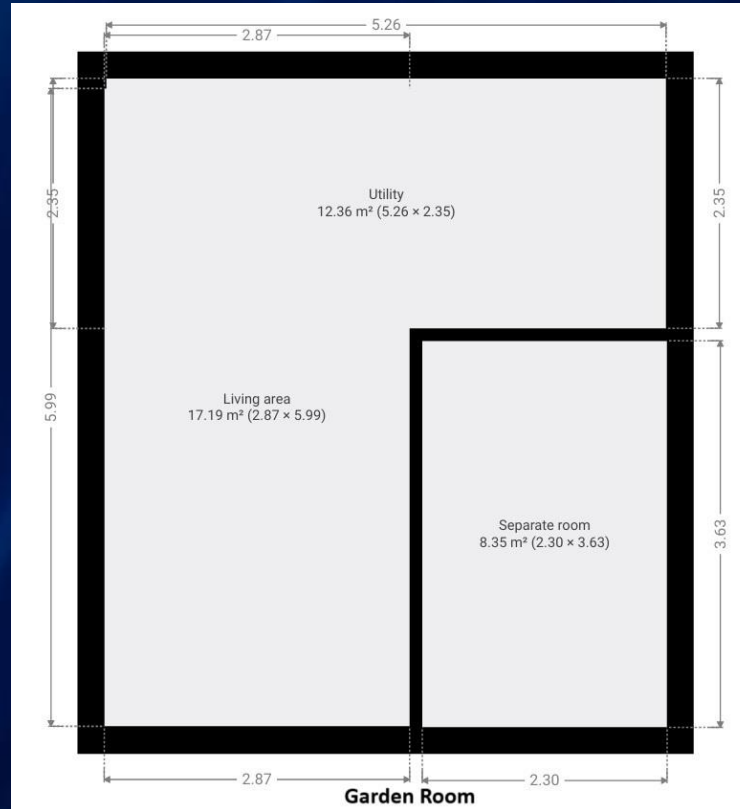






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