





Magda Hawkins Remax Property proudly presents this charming 3-bedroom mid-terraced house, nestled in a tranquil residential area, that epitomises comfort and style. Boasting a generous interior and delightful appeal, this spacious residence is the epitome of move-in condition. Featuring three generously proportioned bedrooms, this property is perfect for first-time buyers seeking a cosy abode to call their own or young and growing families in search of a nurturing environment. The open plan kitchen-dining area offers a seamless flow between cooking and entertaining, making it an inviting space for quality family time. Embrace the ease of every-day living in this lovely property with its front and back garden, providing ample outdoor space for relaxation and recreation.

Stepping outside, you're greeted by a well-sized, private, low-maintenance South facing garden that captures the sun's warmth throughout the day. The perfect sanctuary for unwinding after a long day, the outdoor space offers a tranquil escape from the hustle and bustle, ideal for quiet reflection or hosting gatherings with loved ones. Additionally, the reasonably sized front garden adds to the overall kerb appeal, enhancing the home's welcoming ambience. Whether you're looking to enjoy the serenity of a morning coffee outdoors or entertain guests on a summer evening, this property's outdoor space provides the perfect canvas for creating cherished memories and embracing a vibrant lifestyle. Don't miss the opportunity to make this beautiful house your new home.

Council Tax band: B Tenure: Freehold

Situated in the well-established residential area of Knightsridge, 65 Gordon Way offers a comfortable and community-oriented living environment within Livingston, West Lothian. This location is ideal for families, professionals, and retirees seeking a blend of convenience, green space, and local amenities. Knightsridge Primary School is within walking distance, providing easy access to education for young families. The Mosswood Community Centre offers a variety of activities, fostering a strong sense of community. Knightsridge Woods located nearby is offering opportunities for outdoor activities and nature walks. The Knightsridge, Deans, and Countryside Circular is a 17.9 km trail suitable for walking, running, and cycling, providing scenic views and recreational options. Livingston North railway station is approximately 1.5 miles away, and easy access to M8 offers direct access to Edinburgh and Glasgow, making commuting convenient. With its blend of community amenities, green spaces, and excellent transport links, 65 Gordon Way presents an attractive living option in the heart of Livingston.

Reception

6' 9" x 6' 8" (2.06m x 2.04m)

Spacious, welcoming reception with access to under stairs storage.

Kitchen and dining area

19' 11" x 9' 7" (6.08m x 2.93m)

Beautiful, spacious and modern kitchen with integrated double oven and induction hob

Living room

19' 11" x 10' 10" (6.08m x 3.29m)

Spacious, with neutral décor living room area with patio doors allowing easy access to the rear garden.

Family bathroom

6' 5" x 6' 4" (1.95m x 1.94m)

Modern family bathroom with full size bathtub and over bath shower

Upstairs landing

11' 1" x 9' 5" (3.39m x 2.88m)

Spacious upstairs landing with access to generous storage space

Bedroom 1

9' 2" x 12' 10" (2.79m x 3.92m)

Spacious double bedroom, located to the rear of the property, overseeing rear garden.

Bedroom 2

12' 10" x 10' 10" (3.92m x 3.29m)

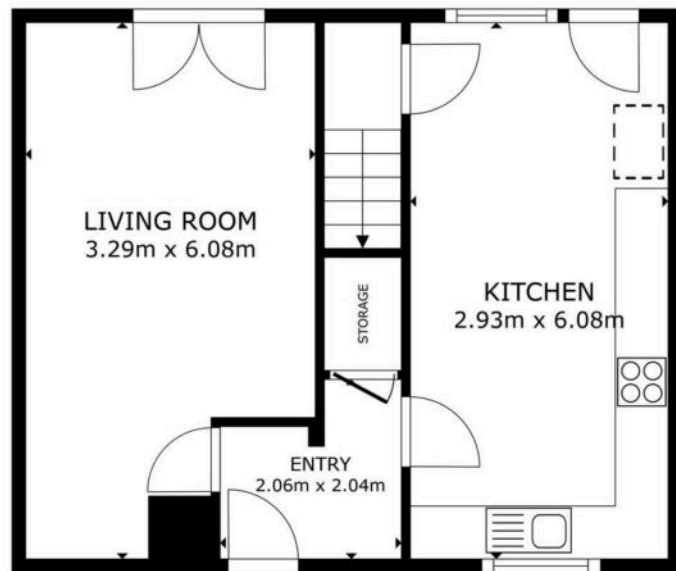
Spacious double bedroom with built in storage/wardrobe, located to the rear of the property, overseeing rear garden.

Bedroom 3

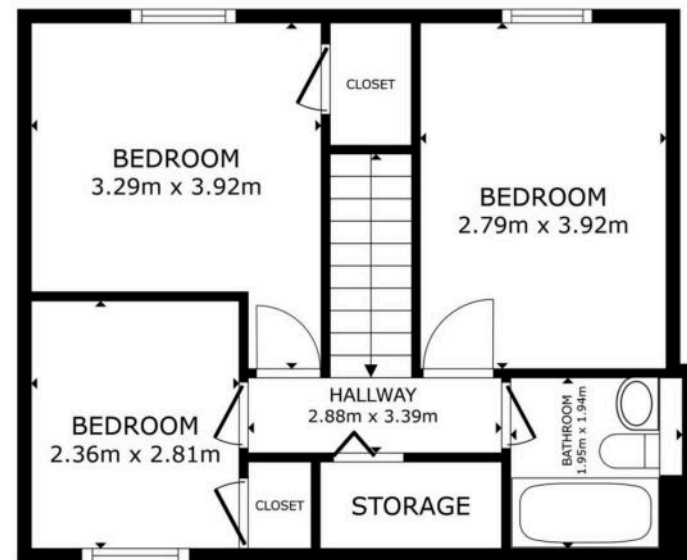
7' 9" x 9' 3" (2.36m x 2.81m)

Spacious bedroom with built in storage/wardrobe, located to the front of the property.





FLOOR 1



FLOOR 2



RE/MAX Property

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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.