



RE/MAX Property



119 Falcon Brae, Ladywell,
Livingston, EH54 6UL



Erin Aitken and RE/MAX Property are thrilled to bring this ideal modern flat in Falcon Brae, Ladywell, Livingston to the market.

This appealing ground-floor flat is at an amazing standard throughout, located in a very central area of Livingston and has access to many amazing facilities in Ladywell, Livingston - making this an ideal purchase.

The property comprises:

- Entrance Hallway
- Lounge/Dining Room
- Kitchen/Dining Room
 - Bathroom
- Two Double Bedrooms
- Rear Garden with Garden Room

No Factor Fee's, Freehold Tenure, Council Tax Band B

Ladywell, Livingston is a desirable and well-connected area that perfectly balances convenience with a strong sense of community. Known for its excellent local schools, peaceful residential streets and an abundance of green spaces, Ladywell is ideal for families, professionals and retirees. Residents enjoy easy access to a variety of amenities including nearby shops, supermarkets, medical centres and leisure facilities. Transport links are a major plus – with Livingston North train station just a short distance away, commuting to Edinburgh or Glasgow is simple and stress-free. Whether you're looking for Safe family friendly neighbour hood or a well-situated base with everything at your doorstep, Ladywell offers a fantastic quality of life.

Entrance Hallway

This property welcomes you with a bright and well-presented L-shaped hallway, featuring stylish dark grey laminate flooring and fresh white walls, creating a clean and contemporary feel. 2 double door built-in cupboards offer great convenient storage space. Another single door cupboard allows for additional storage. 2 ceiling lights and a radiator.

Lounge

4.47m x 3.38m

This room features warm dark grey walls for a cozy feel. Complimented by a large window that brings in an abundance of natural light. The spacious layout makes it a versatile and inviting space.

Kitchen

3.56 m x 2.57 m

The well-equipped kitchen is accessed from the living room and is fitted with a UPVC window overlooking the back garden. The space features neutral painted walls, tile-effect laminate flooring and a tiled backsplash, creating a clean and modern aesthetic. There is a stainless-steel kitchen sink, an electric oven and gas hob, and under-counter spaces available for a washing machine, fridge and freezer. The kitchen is completed by a range of wooden wall and base units, paired with cream laminate worktops. A radiator, a heat detector and a ceiling light are all included.

Dining Area

3.45m x 2.43m

The spacious and handy dining area can hold a large table and chairs. There is a window into the garden as well as a fully glazed UPVC rear door. This versatile space has ample power points, a radiator and a pendant style ceiling light.

Bedroom 1

3.45m x 3.15m

A stylish and well-presented bedroom featuring a striking dark green feature, adding character and warmth to the space. The white walls enhance the sense of light and openness, beautifully completed by a plush grey carpet for a modern, cozy feel. There is excellent natural light from a rear facing window, which helps in creating a bright and inviting atmosphere. The room also benefits from double fitted wardrobes, offering ample storage, a radiator and a central ceiling spotlight.

Bedroom 2

3.48m x 2.10m

This sunny bedroom is bright and welcoming, thanks to its neutral white walls and rear-facing window that allows lots of natural light throughout the day. The room is finished with a soft grey carpet for a fresh modern feel. It features a built-in double fitted wardrobe providing excellent storage space. Along with a double radiator to get the room cozy all year round.

Bathroom

2.13m x 2.10m

A modern white 3 piece suite with overhead power shower. Consisting of a stunning, squared bath with chrome mixer tap, squared wash hand basin with matching chrome mixer tap and white WC. Fully tiled walls and a glass shower screen lend to the fresh, clean atmosphere. A ceiling light and chrome towel radiator finish this room.

Garden and Addition Features

This property also benefits from a fantastic garden room, ideal for entertaining or working from home. Previously used as a hairdressing studio, this versatile place is fully insulated, fitted with electricity, and has a perfect use as a party place, home office or creative studio. This well-maintained garden includes a stylish outdoor seating area, a white stone selection for low maintenance landscaping, and a bin shed for practical use. This property also includes a personal driveway.

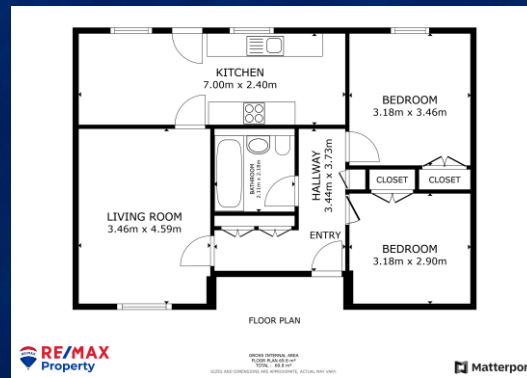
Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Erin Aitken direct on 07585 643950.





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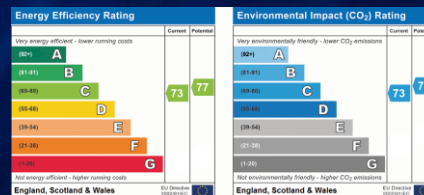
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