





A spacious two bedroom lower apartment in charming Dechmont. Set in the picturesque village of Dechmont, this home offers generous living space, making it ideal for first time buyers, those seeking one level living, or commuters looking for a peaceful yet well connected location. Lorna MacDonald and RE/MAX Property are proud to present this beautifully proportioned two bedroom lower apartment on Knightsridge Road.

The popular village of Dechmont in West Lothian offers local facilities including a shop, post office, village hall and an infant school. The close by town's of Uphall and Broxburn provide an excellent range of shopping and leisure facilities including a swimming pool and sports centre. Primary and secondary schooling are also provided. Livingston is only a short drive away, where there are more shopping and dining opportunities provided by a wealth of shops housed in The Centre and Designer Outlet. For the commuter, there is easy access to the central Scotland motorway network, rail links and Edinburgh airport is close by.

Front Garden

The welcoming front garden is mainly laid to lawn and bordered by mature planting, offering a touch of greenery and privacy. A paved pathway leads to a step up to the front door, adding a charming entrance. Additional features include areas finished with decorative stones and a practical grated section. The garden is fully enclosed by a combination of fencing, a wall, and a gated access point, ensuring both security and seclusion. A wooden shed, included in the sale, provides useful outdoor storage. This outdoor space is perfect for relaxing or entertaining. On-street parking is conveniently available to the front of the property.

Entrance Hallway

Entrance to the property is through a upvc part glazed front door, which opens into a hallway with grey papered walls and carpet to floor. A generous sized cupboard provides storage space. There is a ceiling light, a power point, a radiator and a smoke detector to complete this area.

Lounge Diner

15' 0" x 12' 4" (4.58m x 3.77m)

This inviting living space features soft carpeting underfoot and grey painted walls, creating a modern yet comfortable atmosphere. A large front facing window fills the room with natural light, enhancing the sense of space. Practical features include a built in storage cupboard, ceiling light, radiator, smoke detector, and multiple power points.

Kitchen

6' 4" x 10' 11" (1.94m x 3.32m)

The modern kitchen has several wall and floor mounted units with matt grey handleless frontages which are complimented by wood effect laminate work surfaces. The décor is finished with grey painted walls and wood effect vinyl to the floor. There is an under counter oven, a built in four ring gas hob with black glass splashback, a stainless steel extractor hood, which will be included in the sale. There is space for a washing machine, tumble dryer and tall fridge freezer. The sink area comprises of a mixer tap over a light grey composite sink and half with drainer. A window allows natural light into the room and a ceiling light further illuminates the space. A heat detector, a radiator and power points complete this room.

Primary Bedroom

11' 2" x 13' 9" (3.41m x 4.19m)

A wonderful room which is finished with grey painted walls and carpet to the floor. The window to the front allows in natural light and is complemented by a ceiling light. A radiator and power points complete the room.

Bedroom Two

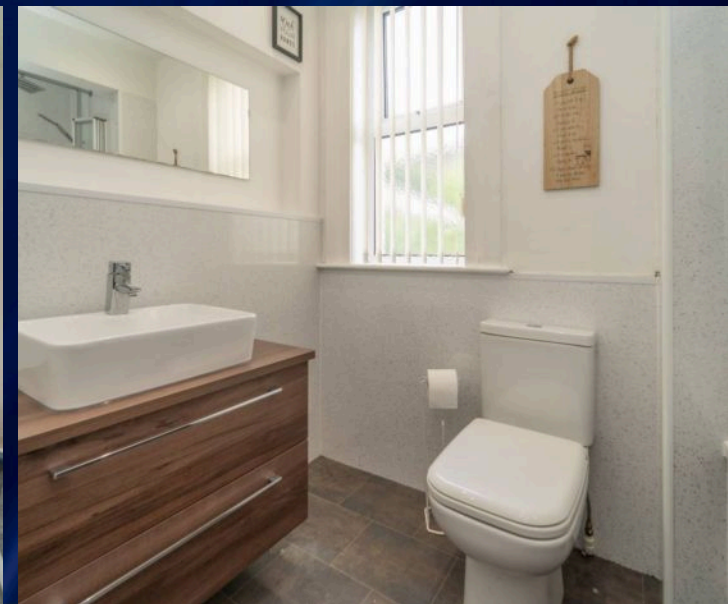
10' 4" x 11' 2" (3.16m x 3.40m)

The delightful second double bedroom is finished with grey painted walls and carpet to the floor. The window to the rear allows in natural light and is enhanced by a ceiling light. A radiator and power points finish off this space.

Bathroom

6' 5" x 7' 6" (1.95m x 2.29m)

The bathroom is stylishly appointed with a classic white three piece suite, comprising a bathtub with an overhead mains waterfall shower and an additional handheld shower, a wall hung wood effect vanity basin, and a close coupled toilet. White sparkle wet wall panels surround the bath and continue at half height around the room, paired with grey tile effect vinyl flooring. The remaining walls are painted crisp white, enhancing the clean and contemporary feel. A window allows natural light to flow in, while downlights and a radiator add both comfort and practicality.



**Additional Items**

All fitted floor coverings and kitchen appliances mentioned, will be 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.

VIEWING

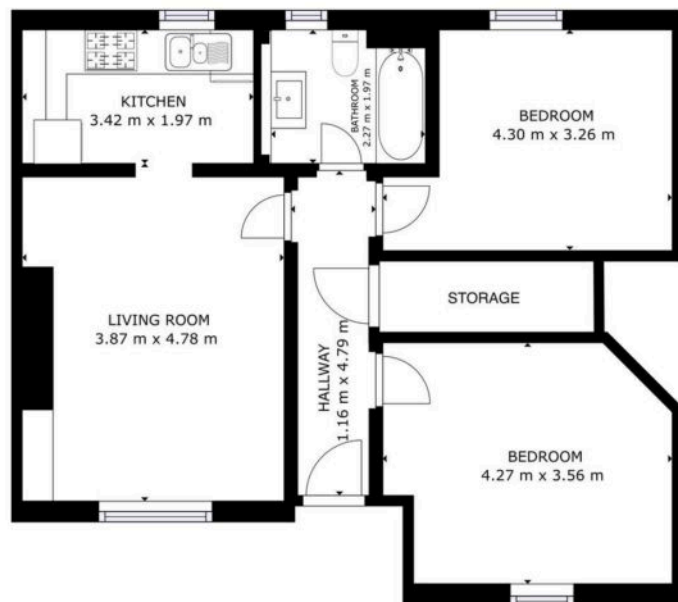
Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

OFFERS

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

INTEREST

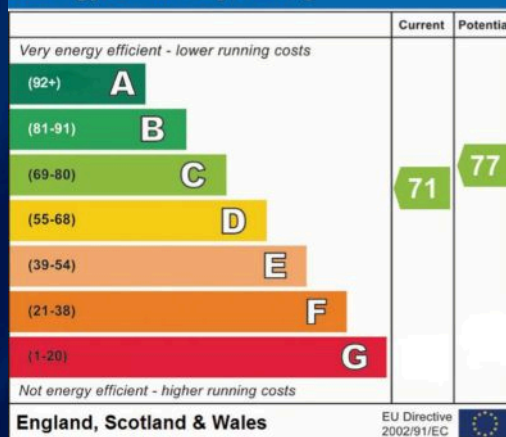
It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.



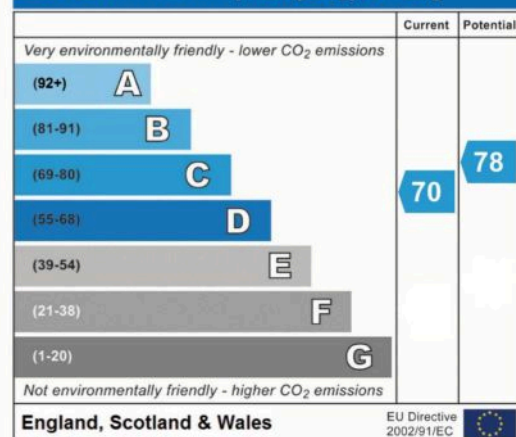
GROSS INTERNAL AREA
FLOOR 1: 67.28 sq ft
TOTAL: 67.28 sq ft
NOTES: AREA CORRESPONDING TO ALL ACCREDITED SURVEY DATA



Energy Efficiency Rating



Environmental Impact (CO₂) Rating





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.