





A fantastic four bedroom home in Ross Way. Thoughtfully designed and beautifully maintained, this move in ready property offers the perfect blend of comfort, space, and flexibility, ideal for modern family living. With four double bedrooms, there's ample room for both relaxation and productivity. Whether you need additional space for a home office, guest room, or playroom, this versatile layout adapts effortlessly to your family's needs.

Set in a desirable location and offering a superb balance of practicality and style, this fantastic home is a must see for families seeking space, quality, and convenience. Lorna MacDonald and RE/MAX Property, are delighted to present this exceptional family home to the market.

The location is ideal, with the local amenities nearby. Well positioned to take advantage of all levels of schooling and College, and within easy reach of Livingston Centre, providing a selection of supermarkets, restaurants, bars, sporting and recreational facilities. A fantastic area to be connected to transport links locally and into Edinburgh with buses, and easy to reach motorway network. Edinburgh International Airport is a short journey away, and Livingston North train station is within walking distance.

Front Garden & Approach

The property benefits from a warm and inviting approach, featuring a beautifully maintained front lawn. A generous double tarmac driveway leads up to the main entrance, offering ample parking and a sense of arrival. Gated side access provides convenient entry to the rear garden, enhancing both privacy and practicality

Entrance Hallway

Entry to this inviting vestibule is through a part glazed upvc door which, alongside the adjacent window, allows natural light to enter. The décor begins with blue painted walls and white laminate tile flooring. An under stair cupboard provides storage space. Two ceiling lights, power points, a smoke detector and a radiator are included.

Lounge

16' 5" x 10' 10" (5.01m x 3.30m)

This stunning room features elegant grey painted walls complemented by a stylish feature wallpapered wall and a plush carpet underfoot. A large bay window to the front floods the space with natural light, further enhanced by a central ceiling light. The room also benefits from two radiators and multiple power points.

Dining Room

8' 1" x 10' 10" (2.47m x 3.29m)

This delightful dining room features grey painted walls, a papered wall and herringbone style vinyl flooring, creating a warm and inviting atmosphere. Practical touches including a ceiling light, radiator, and power points ensure both comfort and versatility, making this a truly adaptable room for everyday living or entertaining.

Breakfasting Kitchen

8' 1" x 14' 9" (2.47m x 4.49m)

This beautifully designed, spacious kitchen showcases cream gloss cabinetry paired with wood-effect worktops and a coordinating cream tiled splashback, creating a cohesive and contemporary look. Neutral walls and vinyl flooring complete the space, adding warmth and a welcoming ambiance. Fully equipped for modern living, the kitchen boasts a range of integrated appliances including an eye-level oven and grill, a five-ring gas hob, a sleek stainless steel and glass extractor hood, a built-in dishwasher, and a convenient coffee machine. The adjacent utility area offers designated space for a washing machine, tumble dryer, and a tall fridge freezer. A white ceramic sink with drainer and mixer tap combines style with practicality, while two rear-facing windows and a half-glazed side door allow plenty of natural light to brighten the room. Additional features include two ceiling lights, a radiator, and ample power points throughout.



Conservatory

13' 3" x 12' 0" (4.05m x 3.66m)

This great additional space to the rear of the property has been finished with a neutral painted wall and wood effect laminate flooring. Windows on three sides and french doors to the rear garden allow in lots of natural daylight. Two wall lights and power points are also included





Family Room

13' 10" x 7' 7" (4.21m x 2.30m)

This versatile space, presently designated as a family room holds the potential to effortlessly transform into an office or fifth bedroom. Positioned at the front of the property, the room is finished with three turquoise walls complemented by a papered accent wall, all atop a carpeted floor. Abundant natural light streams in through a large window, enhanced by a downlights. There is a built in wardrobe providing storage space. A radiator and power points, contribute to the overall functionality of this room.

Living Level Toilet

4' 9" x 4' 6" (1.45m x 1.38m)

This stylish and essential modern space is beautifully finished with blue and white patterned floor tiles, half height white metro tiling, and turquoise painted walls, creating a fresh and contemporary aesthetic. The suite includes a close coupled toilet and a sleek white vanity sink, combining practicality with modern design. Finishing touches include a ceiling light, a chrome towel radiator, and an extractor fan, all contributing to a clean and functional environment.

Stairs and Landing

The tasteful décor continues up the staircase, where plush carpeting on the stairs and landing complements the crisp white painted walls. This bright and airy space is illuminated by two ceiling lights and a front facing window, ensuring plenty of natural light. A built in cupboard houses the water tank while offering useful storage space. Additional features include a smoke detector, radiator, attic hatch, and convenient power points.

Primary Bedroom

10' 7" x 10' 10" (3.22m x 3.29m)

This charming room is tastefully decorated with grey painted walls, a stylish feature wallpapered wall, and comfortable carpeted flooring. It benefits from an integrated wardrobe, providing ample hanging and shelving space for convenient storage. A front facing window fills the room with natural light, complemented by a ceiling light for added brightness. Additional features include a radiator and multiple power points.

En-Suite Shower

4' 9" x 8' 2" (1.46m x 2.49m)

The shower room is elegantly finished in neutral tones, featuring soft grey walls, white half height tiling, and striking black floor tiles for a modern, stylish contrast. The suite includes a sleek white wet wall shower enclosure with an electric shower, a close coupled toilet, and a classic pedestal sink - combining functionality with clean design. A side facing window and ceiling light provide ample illumination, while a radiator and extractor fan complete the room.

Bedroom Two

9' 3" x 8' 9" (2.83m x 2.67m)

This lovely room is tastefully decorated with neutral painted walls, a feature wallpapered wall, and soft carpeting underfoot. A rear facing window fills the space with natural light, complemented by a ceiling light for added brightness. An integrated wardrobe offers generous storage, while additional features include a radiator and multiple power points for convenience.

Bedroom Three

10' 4" x 8' 7" (3.15m x 2.62m)

Another excellent double bedroom, beautifully presented with two crisp white painted walls and two stylish striped feature walls, complemented by soft carpeting underfoot. A rear facing window allows natural light to brighten the space, enhancing its warm and welcoming feel. The integrated wardrobe offers hanging and shelving storage. Completing the room are power points, a ceiling light, and a radiator.

Bedroom Four

9' 9" x 8' 9" (2.98m x 2.66m)

The fourth bedroom features yellow painted walls and a papered wall and carpeted flooring, creating a warm and inviting atmosphere. An integrated cupboard offers hanging and shelving space. A window at the front of the property allows plenty of natural light to fill the room. The space is further complemented by a ceiling light, a radiator, and power points, ensuring both comfort and functionality.



Family Bathroom

5' 6" x 6' 1" (1.68m x 1.86m)

This contemporary bathroom is stylishly finished with coordinating grey tiled walls and flooring, creating a sleek and modern aesthetic. A rear facing window brings in natural light, complemented by recessed downlights for a bright, airy feel. The white suite features an electric shower over the bath, an integrated pedestal sink, and a close coupled toilet, combining practicality with clean, modern design. Additional features include a chrome towel radiator, an extractor fan, and an illuminated mirror.

Rear Garden

This fantastic private garden offers a superb outdoor retreat, thoughtfully designed for both relaxation and entertaining. Finished with artificial turf and featuring a charming raised rockery, the space is both practical and visually appealing. Fully enclosed by fencing for privacy and security, the garden also includes a convenient gated access to the front of the property. Beautifully landscaped, it provides the perfect setting for peaceful moments or hosting family and friends.

Additional Items

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are 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 Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

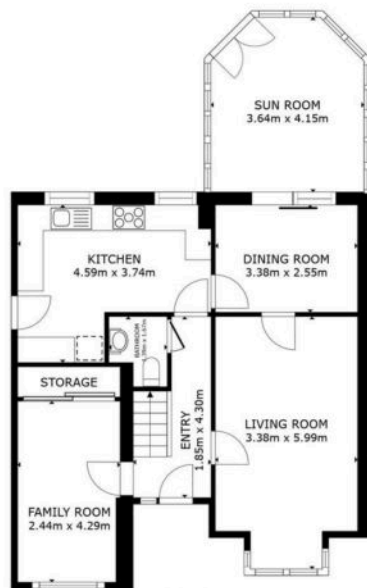
OFFERS

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.

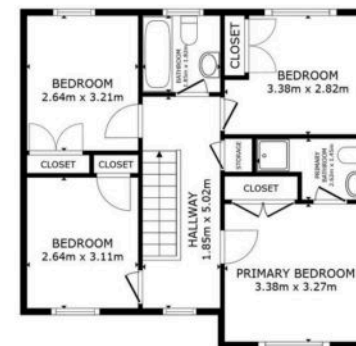




FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 80.2 m² FLOOR 2 58.7 m²
TOTAL: 138.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 80.2 m² FLOOR 2 58.7 m²
TOTAL: 138.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

Remax Property, Remax House - EH54 6TS

01506 418555 • livingston@remax-scotland.homes

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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.