



RE/MAX Property



26 Queens Crescent, Livingston, EH54 8EF



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This impressive flat, which is in an ideal locale, next to Livingston North railway station and near to local amenities. With tasteful finishes throughout, this property in Queens Crescent, Livingston, EH54 8EF will make a fantastic home. With residents parking, this home is ideal for many needs, including investors, FTB, downsizers and couples. Sharon Campbell and RE/MAX property are delighted to bring this 2-bedroomed property to the market.

The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include primary schools and high schools and nurseries. At the local Carmondean Centre there is a medical centre, library, Morrisons supermarket and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North railway station is an easy stroll across the road, and there is also easy access to Uphall and Livingston South railway stations. Deer Park Country and Club and Golf Course is just 5-minute drive away, and there are several pleasant walks locally within the surrounding countryside.

The property comprises:

- Hallway
- Dining Lounge
- Kitchen
- 2 Double Bedrooms
- Family Bathroom

Entrance Hallway and Stairs

A secure door entry allows access to the apartment building with this flat being located on the second floor. As you enter the apartment, you are greeted with neutrally painted walls and laminate flooring. A storage cupboard, a ceiling pendant light, a smoke detector, an intercom phone, a radiator and power points are provided.

Dining Lounge

4.792m x 4.279m (15'08" x 14'00")

This spacious room offers a warm and welcoming atmosphere, ideal for both relaxing and entertaining. It features stylish laminate flooring and is flooded with natural light thanks to large windows. The walls are mostly painted in neutral tones, with one feature grey wall, and a ceiling-mounted light. There is an electric fireplace, a radiator, a smoke detector, and generous space for a table and chairs.

Kitchen

3.755m x 1.877m (12'03" x 06'01")

This lovely room features a generous range of wall and floor-mounted units with classic wooden frontages. Decorated with neutral painted walls, laminate flooring and complemented by a coordinating worktop with matching upstands. Included in the sale are an electric oven, a four-ring electric hob, a cooker hood, an under-counter washing machine and an upright fridge-freezer. Unusually for this location, the kitchen features windows, bringing in natural light which is enhanced by a ceiling light. A kick plate heater and power points are supplied.

Primary Bedroom

3.19m x 3.080m (10'03" x 10'01")

This bright and modern room features sleek grey laminate flooring and neutrally painted white walls, creating a clean and contemporary feel. A built-in mirrored wardrobe provides storage, while enhancing the sense of space and light. The room is finished with a ceiling-mounted light, power points, and a radiator for comfort.

Second Bedroom

3.148m x 2.681m (10'03" x 08'09")

This stylish and airy room showcases elegant grey laminate flooring and crisp white walls, offering a fresh and modern aesthetic. A mirrored built-in wardrobe adds both functionality and depth, reflecting light to make the space feel larger. Additional features include a pendant light fixture on the ceiling, several electrical outlets, and a radiator to ensure year-round comfort.

Family Bathroom

1.881m x 1.853m (06'02" x 06'00")

This modern room features a white three-piece suite, including a wall-mounted shower set over a bath, a back-to-wall toilet, and an inset sink, set within a vanity unit. The walls are finished with a stylish mottled wet wall panelling, adding a sleek and clean look. Ceiling lighting enhances the bright and airy feel, and additional features include an extractor fan and a shaver socket.

Additional Items

Tenure: Freehold. Council Tax Band: C. Factor Fees: £230 per quarter.

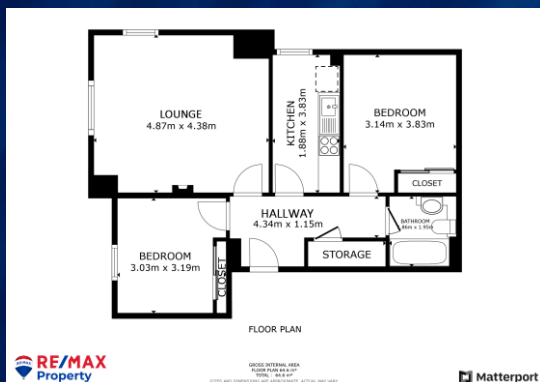
All fitted floor coverings, window blinds and kitchen items mentioned are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.





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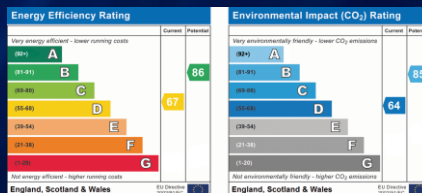
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