



**Livingston | Scott Court | Offers Over £185,000**

*An abundance of space and storage - simply perfect for a growing family.*



Discover this fabulous semi-detached family abode, nestled within Scott Court, Livingston. This superb property presents the perfect accommodation for families seeking both comfort and convenience.

As you step into the entrance hallway, you are greeted by an air of elegance, with a convenient store cupboard, access to the reception rooms, and a carpeted staircase ascending to the private quarters. The interior radiates a welcoming charm, thanks to striking wallpaper and sleek laminate flooring that leave a lasting first impression.

The lounge, with its enchanting French doors, opens to a sun-kissed garden, providing a serene retreat for relaxation. The open-plan dining room is an entertainer's delight, with a seamless transition to the lounge for complete relaxation, adorned with feature wallpaper. Additional storage options ensure a clutter-free living space.

The well-equipped kitchen offers appliances, including an integrated oven, hob, hood, and fridge/freezer, with provisions for a free-standing washing machine. Stylish worktops, splashbacks, and spotlights complement the area, while a door offers direct access to the verdant garden.



Upstairs, storage abounds with three large cupboards, leading to four well-presented bedrooms, each with laminate flooring, and a family bathroom awash with natural light. The master bedroom and bedroom 4 both features a generous double space with fitted wardrobes, while the remaining bedrooms accommodate double beds and offer ample room for additional furnishings.

A pristine family bathroom, with a rainforest shower over the bath, tiled finishes, and a panelled ceiling with spotlights, rounds off the interior. Further benefits include gas heating, double glazing, and a garage with a parking space to the front.

The exterior does not disappoint, with a low-maintenance chipped front garden and a secure rear garden, perfect for children and pets, featuring a lush lawn, decking, and a paved patio. A charming summerhouse with power and light offers an additional retreat or space for hobbies.

This residence at 9 Scott Court is more than just a home; it's a lifestyle. With a heart set on family living, it awaits those who dream of creating memories in a house that offers warmth, style, and practicality.





Extras: Floor coverings, light fittings, window fittings, integrated appliances and the summer house.

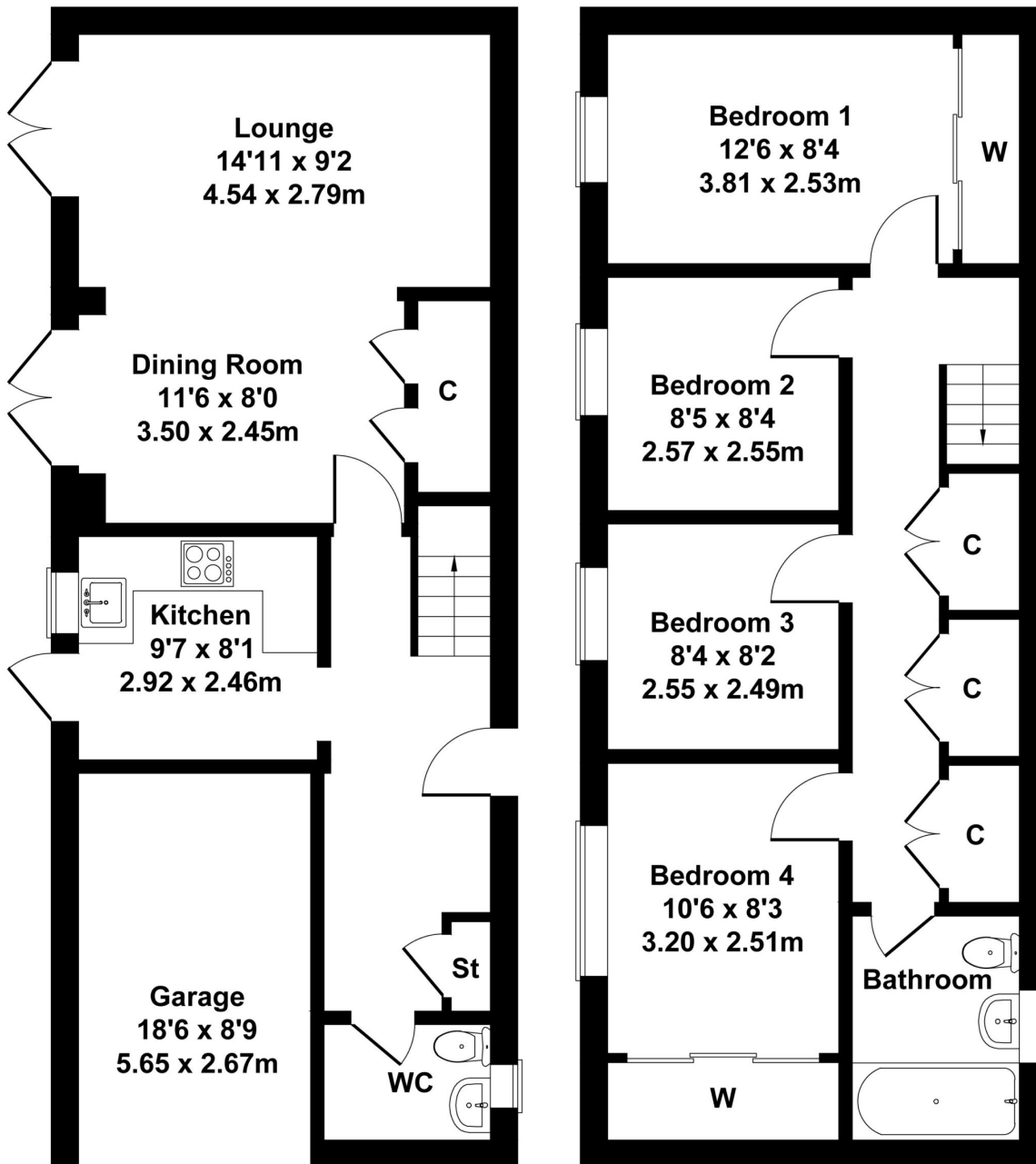
Location: Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty.

At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents and visitors alike. From high-street retailers to quaint boutiques, there's something to cater to every taste and preference.

Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

The town's well-planned layout incorporates schools, healthcare facilities, and community centres, ensuring that residents have access to essential services within easy reach.





**All Enquiries**

Telephone: 01506 500 999  
 E: [info@hometownestateagents.co.uk](mailto:info@hometownestateagents.co.uk)  
 W: [hometownestateagents.co.uk](http://hometownestateagents.co.uk)



Note: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.