



## Livingston | Broomyknowe Drive | Fixed Price £135,000

Perfect for first-time buyers, this charming 3-bedroom home offers spacious living areas and well-proportioned rooms, ideal for a growing family.





Step into a slice of familial history at 38 Broomyknowe Drive, Deans, Livingston, where cherished memories have been forged for five decades. This mid-terraced house represents a splendid opportunity for first-time buyers or growing families eager to instil their unique personality into a home that's ripe for renewal.

The residence features three generously sized double bedrooms, ensuring ample space for family life and guests alike. A downstairs wet room caters to the essentials, while the main living area promises a welcoming retreat. The lounge, bright and overlooking the front garden, awaits your creative touch to transform it into the heart of the home.

In the kitchen, you will find an array of base and wall units, accompanied by space for essential appliances, all brought together with a charming brick effect wallpaper and practical splashback tiles. Stepping through the kitchen door, the promise of outdoor activities beckons, with both front and rear gardens laid to lawn, plus a dedicated drying area.

Each bedroom offers a comforting space, with natural light streaming through windows that frame views of the peaceful surrounds. Storage solutions are already in place, awaiting your personal curation.

While the property is in need of modernisation, its potential is undeniable. Positioned in a family-friendly locale, the house benefits from proximity to local schools, convenient motor links, and Livingston North train station, ensuring all your lifestyle needs are well within reach.

A driveway to the side provides off-street parking, a valued commodity in residential areas. Embrace the opportunity to craft a home that echoes your tastes and fulfils your desires, here at 38 Broomyknowe Drive.





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.

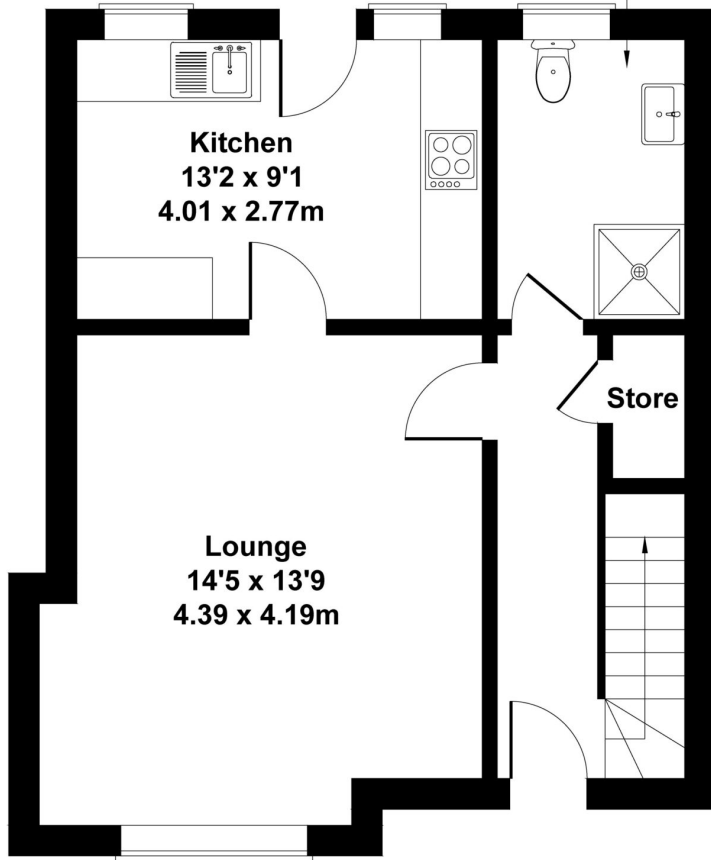
Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

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

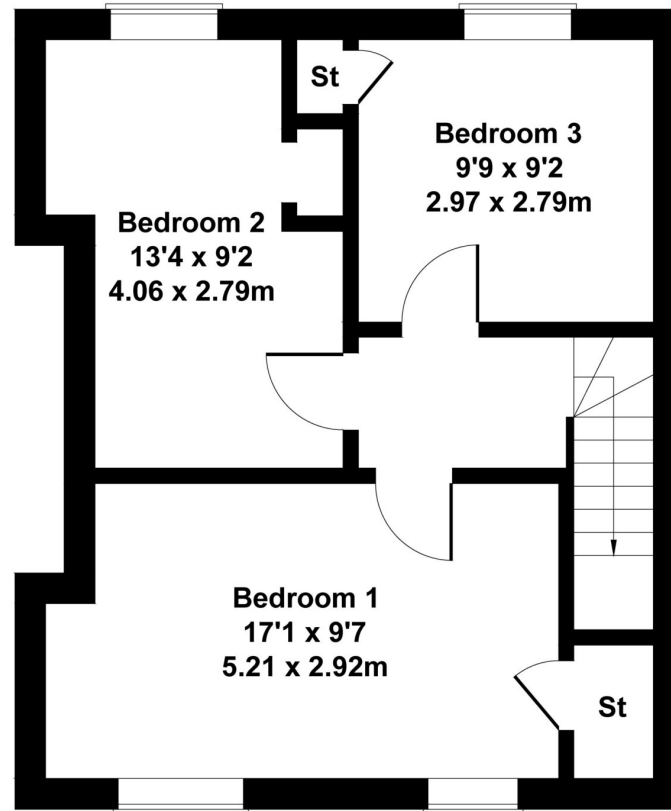




**Shower Room**  
9'1 x 6'1  
2.77 x 1.85m



**GROUND FLOOR**



**FIRST FLOOR**



**All Enquiries**

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