



Livingston | Kestrel Brae | Offers Over £140,000

Move in, kick back, and relax-this chic 2-bed apartment has a fab lounge with dining space and media wall, a sleek kitchen, luxe bathroom, plus a new boiler and triple glazing



Step into the epitome of modern comfort at 1 Flat 5, Kestrel Brae, Livingston-a beautifully presented main door upper apartment, ideal for buyers seeking a stylish, move-in-ready home in a convenient West Lothian location. Perfectly tailored for first-time buyers, this beautifully presented abode offers a seamless blend of style and convenience, with Livingston North train station and essential motor links just a stone's throw away.

Upon entry, you're greeted by a welcoming hallway with handy store cupboard which is laid with cosy grey carpeting that continues into both of the generously sized double bedrooms. The lounge is a bright and airy sanctuary, decorated in soft neutral tones with a panel-effect feature wall, elegant laminate flooring, and a stunning media wall complete with ambient lighting and a cosy inset fire. There's also plenty of space for a dining table and chairs, making it an ideal spot to enjoy meals with friends or family, or simply relax in comfort at the end of the day. The thoughtful layout ensures the room feels open and inviting, whether you're entertaining or enjoying a quiet evening in.



The kitchen, updated just two years ago, is both sleek and practical. Designed with modern living in mind, it features contemporary charcoal base and wall units paired with complementary light worktops, integrated appliances including an oven, hob, hood, microwave, washing machine and fridge/freezer, along with two handy larger cupboards and chic spotlights that add a touch of sophistication.

The principal bedroom is a calm and comfortable space, finished in a soothing neutral palette with a brick-effect feature wall, fitted wardrobe, and ample room for additional furniture. The second bedroom is also a generous double, styled in light grey tones and complete with mirrored sliding wardrobes for excellent storage.

The recently updated bathroom adds a touch of luxury, showcasing a fresh white three-piece suite set against stylish modern tiling, creating a serene spot to unwind.

With triple glazing installed in 2023 and a new boiler fitted in September 2024, this home offers year-round comfort and efficiency. Completing the package is gas central heating, an allocated parking space, and ample visitor parking.

This is a fantastic opportunity to own a contemporary and comfortable home in a sought-after location-ready and waiting for you to move straight in.





Extras: Floor coverings, blinds, light fittings and integrated appliances.

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.

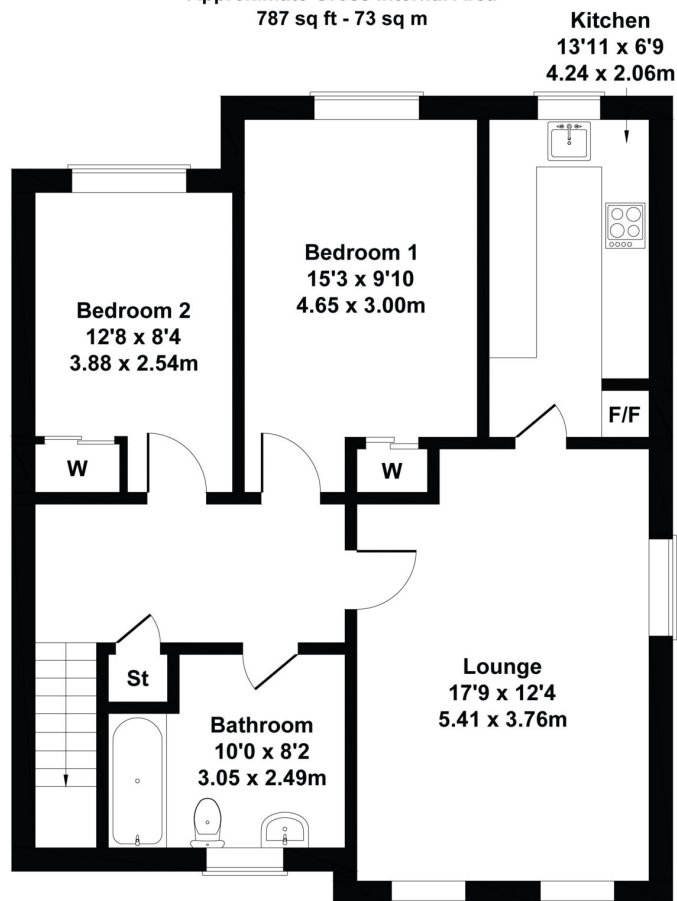
Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

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



Flat 5, 1 Kestrel Brae, Livingston

Approximate Gross Internal Area
787 sq ft - 73 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



All Enquiries

Telephone: 01506 500 999

E: info@hometownestateagents.co.uk

W: hometownestateagents.co.uk



Notes: 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.