



Livingston | Swift Brae | Offers Over £125,000

A well-located ground floor apartment in Livingston, close to the train station and motorway links, offering bright living space, two double bedrooms, ample parking, and secure entry, with scope to add your own modern touches.



This ground floor apartment offers a fantastic opportunity for those seeking a well-located home in the heart of Livingston. Positioned within close proximity to Livingston North train station and excellent motorway links, it is the perfect choice for commuters, while its one-level layout also makes it an ideal option for downsizers.

The property is entered via a welcoming hallway that provides access to all accommodation and features a handy store cupboard, housing the water tank, offering space to neatly store belongings out of sight. The building itself is accessed through a security entry system, providing peace of mind for residents.

The lounge is bright and inviting, with corner French doors that not only fill the room with natural light but also allow fresh air to flow through. The semi-open plan design creates a seamless connection to the kitchen, enhancing the sense of space and sociability. The kitchen itself would benefit from some upgrading, yet it comes well-equipped with an integrated oven and hob, alongside space for a free-standing washing machine and fridge/freezer, all of which are included in the sale. Plank effect vinyl flooring completes the space.



There are two comfortable double bedrooms, both decorated in neutral tones. The main bedroom benefits from fitted wardrobes, while the second bedroom also includes built-in storage and is enhanced by a feature wall with pretty wallpaper, adding a touch of charm and character. This room offers plenty of space for additional free-standing furniture.

The family bathroom is fitted with a traditional three-piece suite in white, incorporating a bath with shower over. While the space would benefit from some modernisation, it is perfectly functional as it stands, offering an excellent opportunity for buyers to add their own style and finish. A heated towel rail completes the room.

Externally, the property enjoys an abundance of shared green space, with communal grassed areas enhanced by mature shrubs and trees, creating a pleasant setting. Ample parking is available for both residents and visitors, making this a particularly convenient home. Further benefits include double glazing, electric heating, and the reassurance of a secure entry system.

With its prime location and excellent potential, this property represents a superb opportunity to create a stylish and comfortable home in one of Livingston's most convenient settings.





Extras: Floor coverings, blinds, curtains, light fittings and white goods (no warranty)

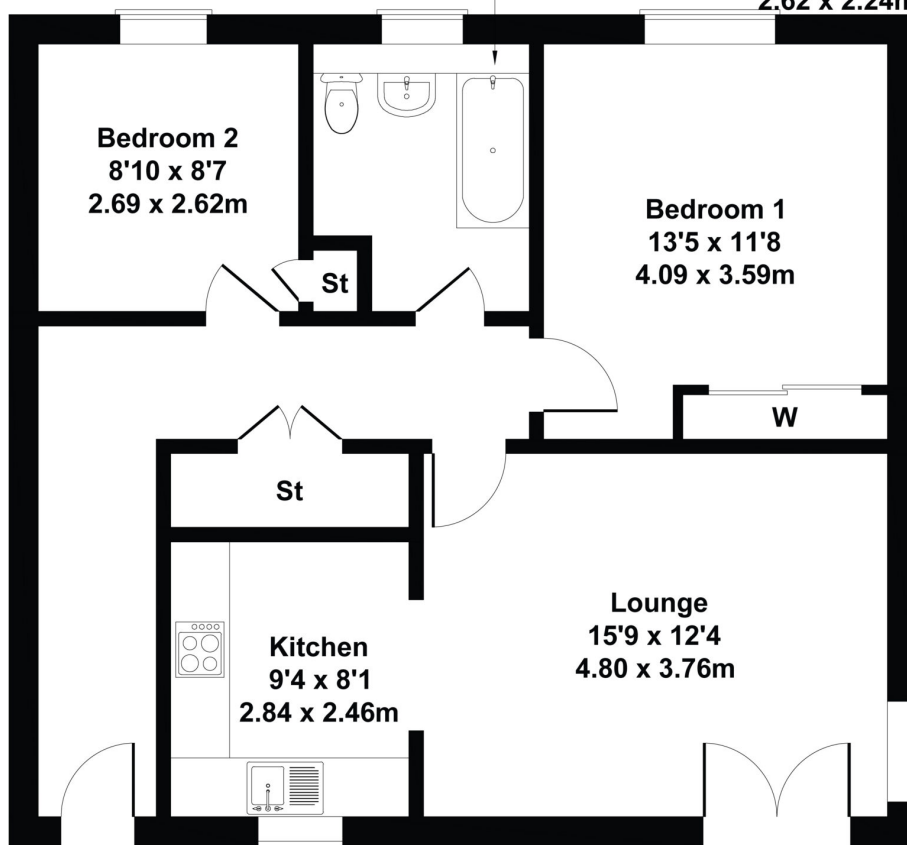
Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty. At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents and 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.



15 Swift Brae, Livingston

Approximate Gross Internal Area
757 sq ft - 70 sq m

Bathroom
8'7 x 7'4
2.62 x 2.24m



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.