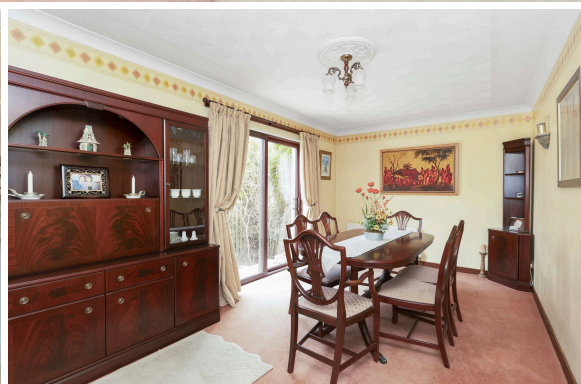




2 Nevis Drive
LIVINGSTON | EH54 9HH





2 Nevis Drive

LIVINGSTON | LIVINGSTON | EH54 9HH

Must be viewed - exceptionally light, spacious and flexible detached family villa set within a large, sunny, private garden on an exclusive development, pleasantly tucked away right next to the leafy Murieston Trail and convenient for Murieston Railway Station and the main road networks for travelling outwith the town.

This most appealing home would be ideal for a family looking for a peaceful cul-de-sac environment which is safe for children. More than ample space is provided within the property to spread out with public rooms on offer including a large twin window living room with feature mantelpiece fitted with electric fire, and a formal dining room from where you can directly access the rear garden. The kitchen is fitted out with a great choice of storage units and has a utility room leading off. Completing the accommodation at ground floor level is a multi purpose room suitable as either a fifth bedroom, with the WC located nearby, or as an office for home working. On the upper floor you'll find four bedrooms, each of which has the huge benefit of twin built-in wardrobes, an en-suite shower-room serving the main bedroom, and a fully tiled family bathroom boasting a corner bath and shower cubicle with electric shower.

Open plan areas of lawn to the front and side of the house set it back from the road. To the rear lies a fully enclosed, child friendly private garden with a sunny, west facing aspect, providing opportunities for outdoor relaxation on the patio or decked areas, plus the lawn for children to play on. At the foot of the garden is the detached double garage fitted with power and light. Plenty of off-street parking is provided by the wide monobloc driveway leading to the garage.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



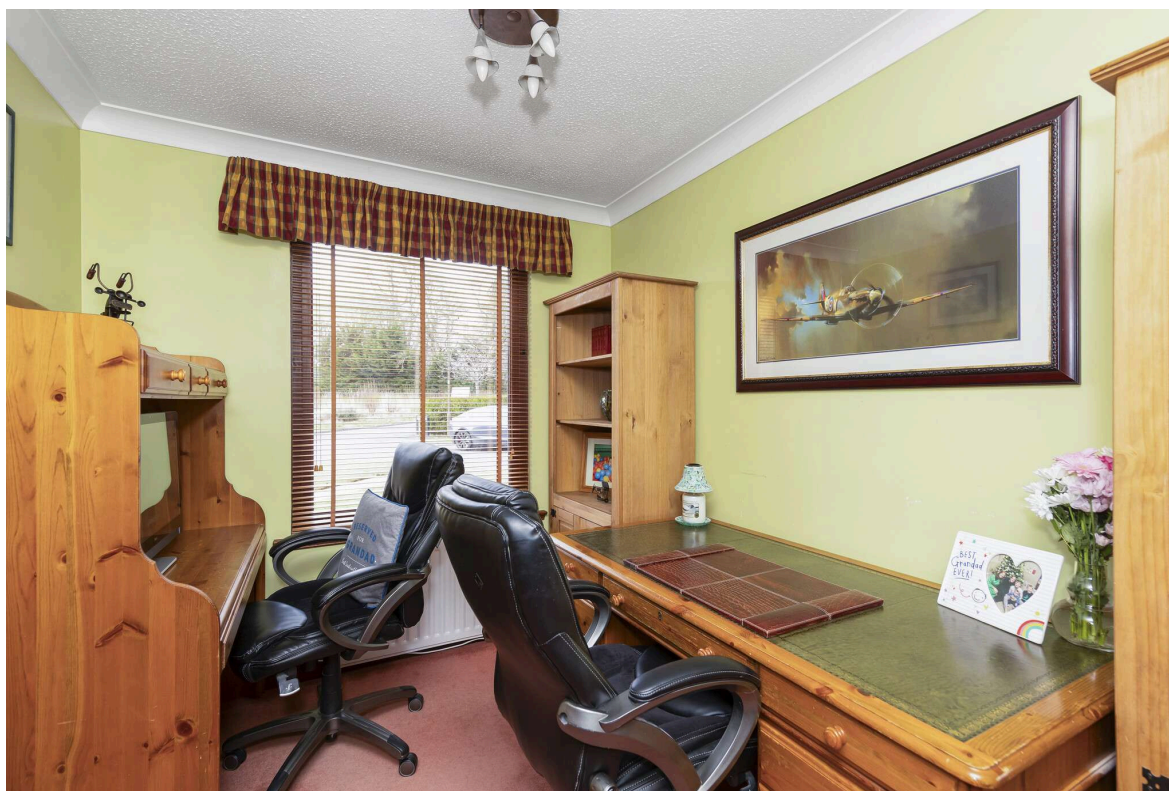


- Excellent family sized accommodation
- Lovely private gardens surrounding the house
- Entrance hallway with cupboard storage
- Living room with fireplace
- Dining room with patio doors to rear
- Fitted kitchen
- Handy utility room
- Bedroom 5/Study
- Ground floor WC facility
- Upper landing - attic storage/pull down ladder access
- Four bedrooms, each with superb built-in wardrobe space
- En-suite off principal bedroom
- Family bath/shower-room
- Double garage with power

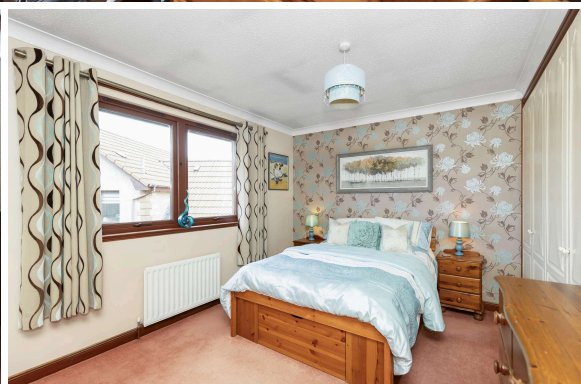
Council Tax band G

EPC C

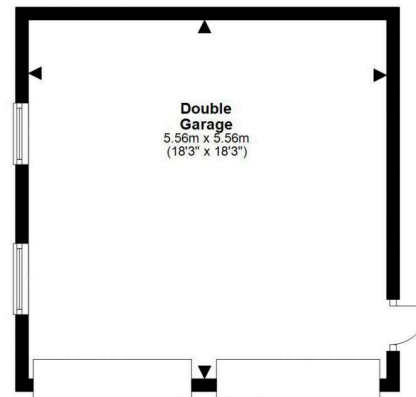
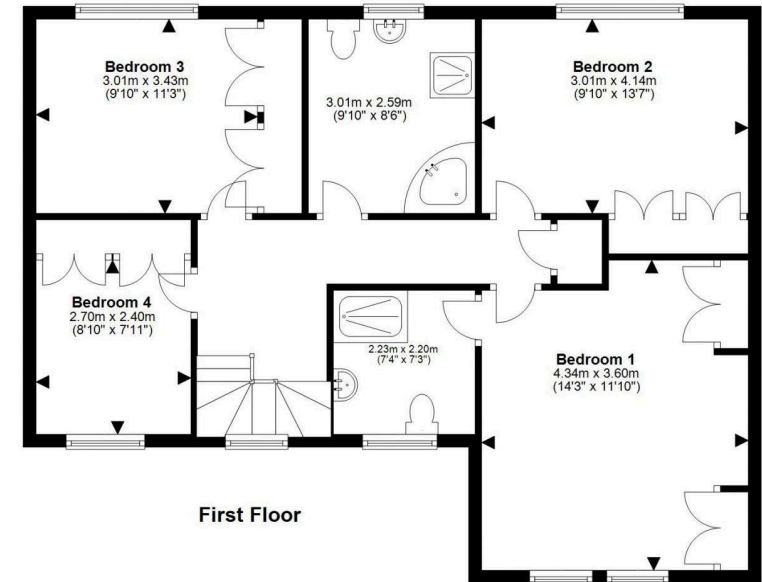
All fixtures and fittings, curtains and blinds, washing machine and integrated kitchen appliances will be included in the sale. Other furniture can be negotiated separately.



Livingston offers a wide spectrum of opportunities to its residents and sits close to open countryside, allowing the enjoyment of many pursuits, such as walking, cycling and horse riding. For shoppers, the Almondvale Centre and Livingston Designer Outlet are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. Neighbouring Deer Park Golf and Country Club offers golf and leisure facilities, tenpin bowling, a restaurant and bar. In addition, Beecraigs and Almondell Country Parks and the banks of the River Almond are easily accessible. Schooling at all levels is provided. Livingston sits within the central belt of Scotland and is an ideal base for commuters, having good road and rail links to Edinburgh, the Airport and Glasgow, whilst regular bus routes run nearby providing local services.







For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.

