



6 Munro Way  
LIVINGSTON | EH54 8LP

  
**warners**  
solicitors & estate agents





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Warners are delighted to present this spacious and beautifully extended three-bedroom semi-detached family home, nestled in a sought-after and peaceful residential estate in Livingston. With excellent local amenities and convenient transport links to both the east and west, this property is an ideal choice for families seeking comfort, space, and modern living. Offered in excellent condition, the home welcomes you with a bright and inviting entrance hallway, leading into a generous lounge where a double window allows natural light to flow seamlessly through the space. The open-plan dining area creates the perfect setting for entertaining, with patio doors opening directly to the south-facing rear garden, offering a bright and airy dual-aspect environment. The large, well-appointed kitchen provides ample storage with a range of base and wall units and is complemented by an adjoining family room, ideal for relaxed gatherings and social occasions.

The south-facing rear garden is a standout feature, boasting a patio area and a spacious lawn, making it perfect for summer get-togethers, outdoor dining, or a safe space for children and pets to enjoy. A stylish and modern family bathroom completes the ground floor, featuring a sleek white three-piece suite, a vanity unit, and a mains shower over the bath. Upstairs, three well-proportioned bedrooms, all carpeted and offering generous space for freestanding furniture, provide a peaceful retreat for the whole family. A single-car garage and private driveway add further convenience, offering ample off-street parking.

- Three-bedroom extended semi-detached home.
- Quiet estate, close to amenities and transport.
- Lounge and dining with garden access.
- Well-equipped with family room.
- South-facing garden with patio.
- Driveway and garage.

EPC Rating C, Council Tax C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

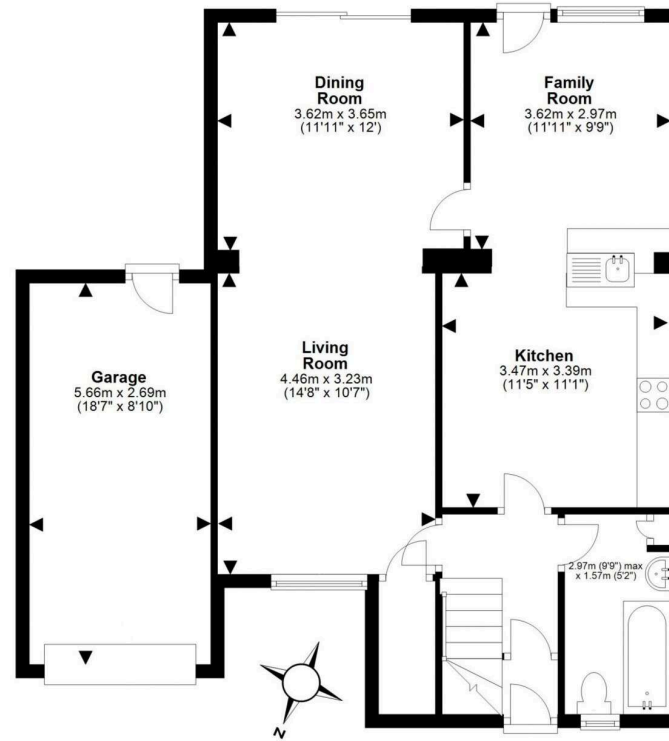


Light fittings, TV brackets, curtain poles, blinds, fridge/freezer, dishwasher, washing machine, cooker included in the sale while the wardrobes and couch in the family room can be negotiated separately.

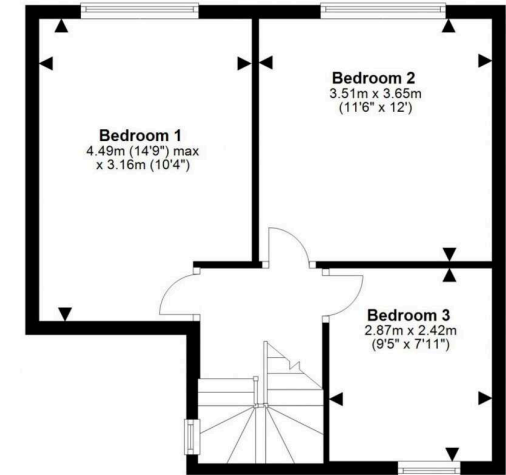
Livingston is located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, and is bordered by the towns of Broxburn to the northeast and Bathgate to the northwest. For shoppers, the Almondvale Centre and Livingston Designer Outlets (formerly McArthur Glen) are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. 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.







**Ground Floor**



**First Floor**

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