



58 Lindsay Way
LIVINGSTON | EH54 8LQ


warners
solicitors & estate agents



58 Lindsay Way

LIVINGSTON | EH54 8LQ

Warners are delighted to present to the market this bright and spacious four-bedroom semi-detached villa. Beautifully modernized and thoughtfully reconfigured by the current owner, this impressive home offers generous accommodation flooded with natural light, excellent storage throughout, and a true sense of privacy—making it the ideal choice for growing families, couples, or anyone seeking a quiet, well-connected location

Upstairs, the property offers four well-proportioned bedrooms, including two generous doubles—both benefiting from built-in wardrobes—and two single rooms, ideal for use as children's rooms, guest rooms, or even a home office. A contemporary family bathroom completes the upper level and features a modern white three-piece suite, including a shower over the bath. A built-in cupboard on the landing offers further useful storage.

Externally, the property boasts private front and side gardens, mostly laid to lawn and thoughtfully landscaped with an Indian stone patio and a raised decked area, providing perfect spots for al fresco dining, relaxing, or hosting family gatherings.

- Hallway with storage cupboard and downstairs WC
- Bright and spacious dual-aspect living/dining room with neutral decor and large picture windows
- Well-appointed breakfasting kitchen with ample base and wall units, plus space for a small dining table
- Two generous double bedrooms, both with integrated storage
- Two further single bedrooms – ideal for children, guests, or home office use
- Contemporary family bathroom with stylish white three-piece suite and shower over bath
- Private front and side gardens with lawn, Indian stone patio, decking area, and greenhouse and private allocated residents' parking.
- Peaceful corner position within a woodland setting
- Gas central heating and double glazing throughout

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

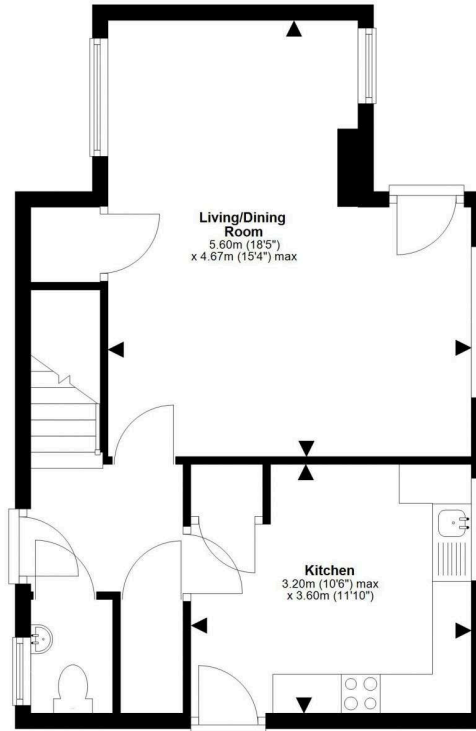


Livingston offers a wide spectrum of opportunities to its residents and sits close to open countryside, allowing the enjoyment of many pursuits, such as walking, cycling and horse riding. For shoppers, the Almondvale Centre and Livingston Designer Outlet are ideal for browsing. Virtually every possible 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, ten-pin 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.

Council tax band B, Energy rating C, There is no factor fee associated with this property.

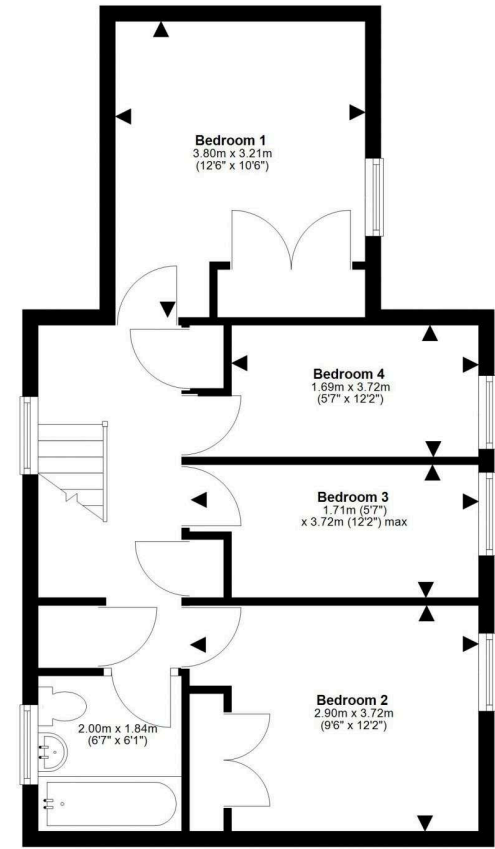
Extras included in this sale are, the curtains, blinds, washing machine, dishwasher, Rangemaster gas cooker with 5 ring hob, double oven and grill.





Ground 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.



First Floor