



4 Netherwood Park

West Lothian, Livingston, EH54 8RN



Property Summary

Set within an established residential neighbourhood in Livingston, this semi-detached home offers fresh, neutral interiors and a bright, comfortable living environment. The property is ideally positioned for easy access to local amenities, including schools, supermarkets, leisure facilities, and green open spaces, making it well-suited to family living. Excellent transport links provide convenient commuting to Edinburgh, Glasgow, and the surrounding West Lothian towns. The home features a porch, a living room, a kitchen with a dining area, two bedrooms with wardrobe space, and a bathroom. Externally, there are private gardens and a driveway, complemented by gas central heating and double glazing.

Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

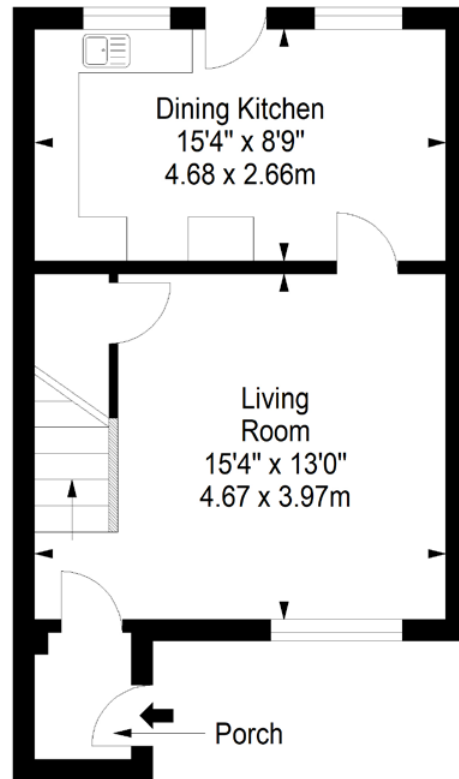
Property Features

- Semi-detached house in Livingston
- Part of an established residential neighbourhood
- Fresh neutral interiors throughout
- Welcoming entrance porch
- Spacious living room with under-stairs storage
- Well-appointed dining kitchen
- Main bedroom with storage
- Sunny second bedroom with storage
- Bathroom with overhead shower
- Private gardens
- Private driveway
- Gas central heating and double glazing
- EPC Rating - C

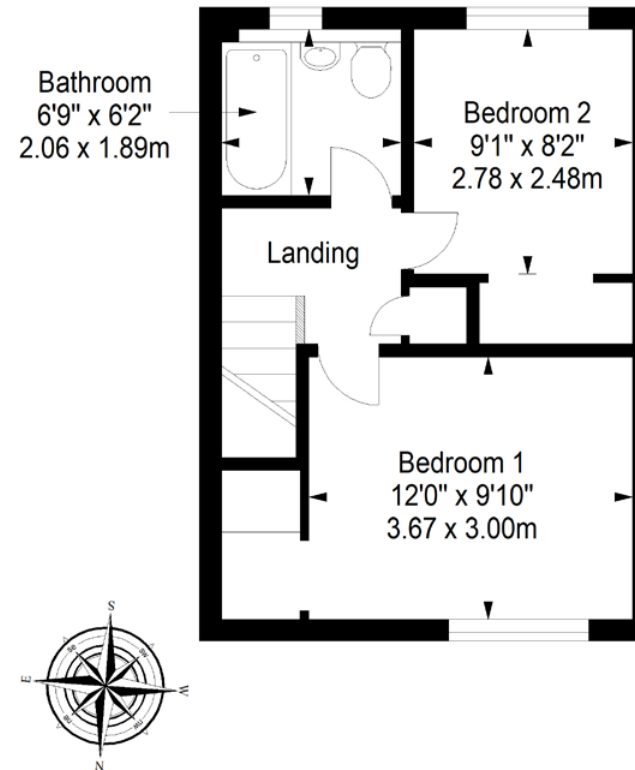


Floorplan

Ground Floor
Approx. 33.5 sq. metres (360.6 sq. feet)



First Floor
Approx. 31.7 sq. metres (341.2 sq. feet)



Total area: approx. 65.2 sq. metres (701.8 sq. feet)

All Enquiries to our Property Department:

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IMPORTANT: The selling agents for themselves and for the sellers of the above property give notice that these particulars are for guidance only and their accuracy is not guaranteed. These particulars will not form part of any contract and interested parties should satisfy themselves in all aspects prior to submitting offers. The sellers do not bind themselves to accept the highest offer. S1106