



3 Munro Way, Livingston
£220,000



3 Munro Way

Livingston

Spacious extended 3-bed semi-detached home in Knightridge with large lounge, open-plan kitchen, utility, driveway, garage, EV charger, and a generous rear garden. Ideal family living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Hallway

A bright and welcoming L-shaped entrance hall, featuring a central ceiling light and three practical storage cupboards, including a convenient walk-in cupboard. The hall has attractive laminate flooring and provides access to the lounge, downstairs WC, kitchen/diner and upper level. A stylish half-glazed door allows plenty of natural light into the space, creating a warm and inviting first impression while maintaining privacy and practicality.

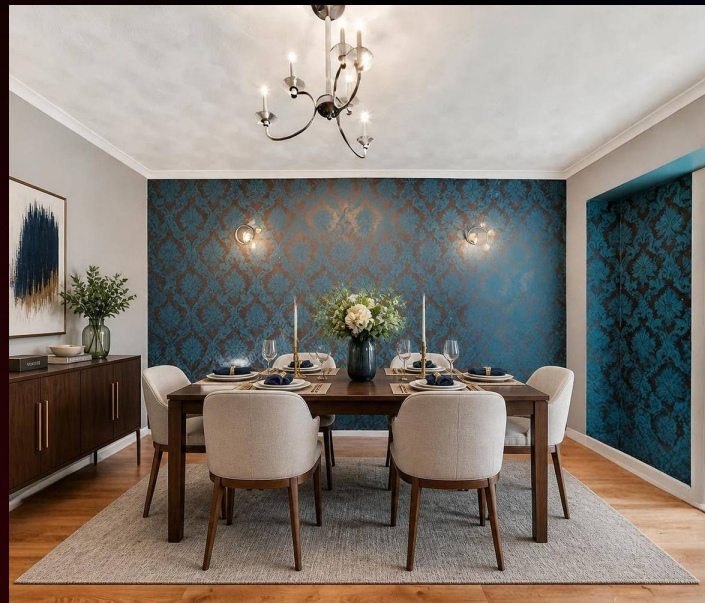
Lounge

A beautifully presented and spacious lounge, designed to create a warm, comfortable and stylish living space. The room features an attractive fireplace surround with a modern electric fire, creating a welcoming focal point. A front-facing window provides plenty of natural light, while the exceptionally large rear patio doors offer wonderful views of and direct access to the garden, filling the room with light and creating a seamless connection between the indoor and outdoor spaces. A central ceiling light and radiator complete this elegant and inviting room, making it an ideal space for relaxing and entertaining.

Kitchen/Diner

11' 6" x 9' 6" (3.51m x 2.90m)

A fantastic and well-equipped kitchen, thoughtfully designed with both style and practicality in mind. The kitchen benefits from a rear-facing window, creating a bright and pleasant space, while an excellent range of fitted cupboards and generous worktop space provides plenty of storage and preparation areas. The kitchen flows seamlessly into the spacious dining area, which offers ample room for a large dining table and chairs, as well as additional furniture. This generous open-plan space is perfect for family meals, entertaining guests and everyday living. Stylish laminate flooring and contemporary ceiling spotlights add to the modern feel. The kitchen is superbly equipped with an integrated fridge freezer, dishwasher and oven, along with a five-ring gas hob and extractor. A stainless-steel sink with drainer and mixer tap completes the practical and stylish finish, while attractive tiled splashbacks add a smart finishing touch. A wonderful combination of space.





Wc

5' 6" x 5' 0" (1.68m x 1.52m)

A stylish and conveniently positioned downstairs WC, featuring a front-facing opaque window that provides natural light while maintaining privacy. The room is beautifully finished with a modern vanity-style WC and wash basin, complemented by attractive splashback tiling. A decorative shelf adds a charming finishing touch, while practical vinyl flooring and a contemporary radiator completes this smart and welcoming space.

Stairs & Landing

A beautifully bright and welcoming staircase and landing, enhanced by a well-positioned window on the stairway that floods the space with natural light. The landing provides access to all three bedrooms, the family bathroom and the useful attic space. The stylish staircase creates an impressive focal point, complemented by a striking feature pendant light that adds character and elegance. Bright, spacious and thoughtfully designed, this is a lovely transition between the ground and first floors.

Bedroom One

14' 7" x 8' 10" (4.45m x 2.68m)

A lovely and generously proportioned primary bedroom, beautifully bright and airy thanks to windows overlooking both the front and rear of the property. The room benefits from soft carpet flooring, a central ceiling light and a radiator, creating a warm and comfortable space. A spacious and inviting bedroom, offering plenty of room for a range of furniture while providing a peaceful and relaxing retreat.





Bedroom Two

10' 6" x 11' 10" (3.19m x 3.61m)

A lovely-sized double bedroom, offering a bright and comfortable space with a rear-facing window providing natural light. The room features stylish laminate flooring, a central ceiling light and a radiator. There is ample space for a range of freestanding furniture, making this a versatile and inviting bedroom that is both practical and easy to personalise.

Bedroom Three

11' 3" x 6' 11" (3.42m x 2.10m)

A versatile third bedroom, currently used as a stylish home office but equally well suited as a comfortable bedroom. The room benefits from a rear-facing window, creating a bright and pleasant atmosphere, along with soft carpet flooring and a radiator. A generous built-in storage cupboard provides excellent storage, while a set of ceiling spotlights adds a modern finishing touch. Flexible and practical, this room can easily adapt to suit the needs of the new owner.

Shower Room

8' 6" x 5' 11" (2.59m x 1.81m)

A beautifully presented shower room featuring stylish tiled walls and flooring, complemented by a front-facing opaque window for natural light and privacy. The room includes a modern vanity unit with sink, a WC, and a practical decorative shelf, ideal for storing toiletries. The spacious walk-in double shower is a standout feature, fitted with a mains-fed shower and sleek glass sliding door. Chrome heated towel rails add a touch of luxury while keeping towels warm and the room comfortable.



Utility Room

11' 5" x 5' 3" (3.48m x 1.59m)

A spacious and well-appointed utility room with a large side-facing window providing plenty of natural light, along with a glazed door leading directly out to the rear garden. The room features stylish tiled flooring, a stainless-steel sink and drainer, with ample space for both a washing machine and tumble dryer. There is also excellent storage space, a tiled splashback, and a practical ceiling-mounted pulley airer, providing a convenient solution for drying clothes.



FRONT GARDEN

The front garden is thoughtfully landscaped with attractive decorative chippings and block-paved areas, creating a low-maintenance yet welcoming approach. Fully enclosed by a gate, the garden offers excellent privacy and security while providing plenty of kerb appeal.

REAR GARDEN

A particularly spacious and beautifully versatile rear garden, thoughtfully divided into several distinct areas to suit a variety of uses. Fully enclosed and offering excellent privacy, the garden features a paved patio area, a dedicated BBQ space, decorative chippings and a greenhouse, which is being gifted by the current owner. The generous size and layout provide plenty of space for outdoor entertaining, relaxing and enjoying the garden throughout the year.

GARAGE

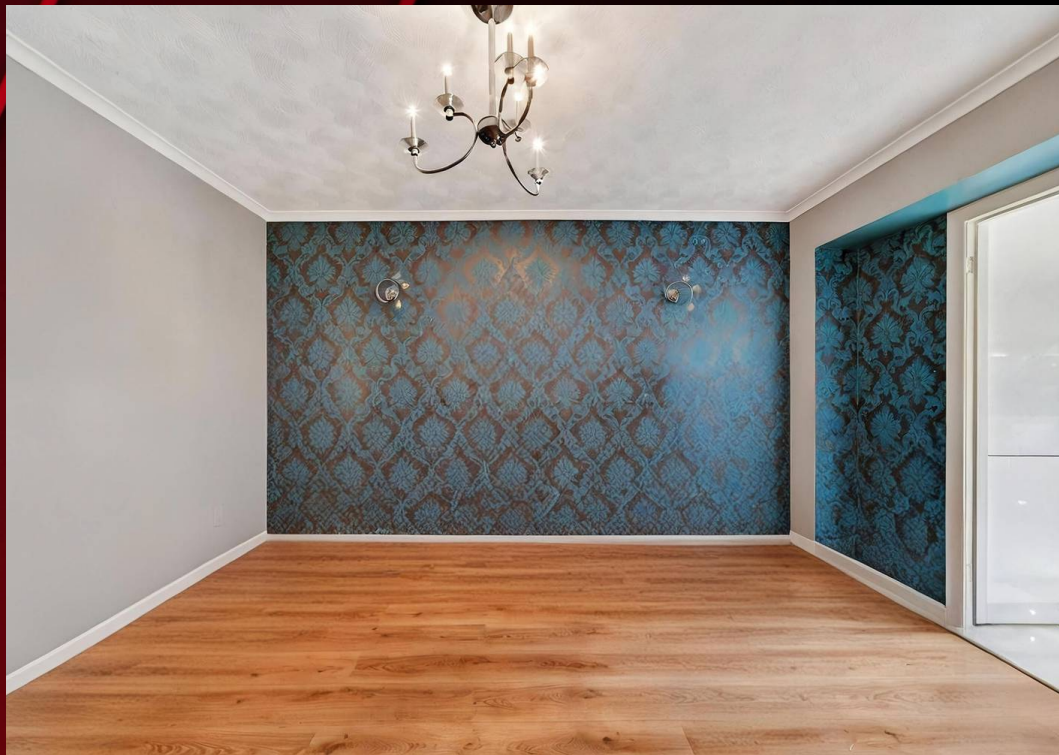
Single Garage

The property benefits from a spacious garage, complete with power, an up-and-over door and useful fitted shelving, providing excellent storage and practical workspace. A rear access door leads directly out to the garden, while a fitted EV charging point adds further convenience for modern living.

DRIVEWAY

1 Parking Space

The property benefits from a convenient block-paved driveway to the front, providing a low-maintenance parking area with excellent kerb appeal. The driveway is positioned directly alongside the garage, offering easy access and additional off-road parking.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	78

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	65	74

England, Scotland & Wales



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