



REMAX
Property

35 Rannoch Walk, Livingston

Offers Over £143,000



Set within an established residential area of Craigshill, Team Lauren and Rodaidh are delighted to bring this three-bedroom terraced home to the market. Offering a spacious lounge with direct access to the rear garden, a fitted kitchen, generous storage and a low-maintenance enclosed garden, the property provides a practical layout well suited to first-time buyers, families or those looking for flexible living space within easy reach of Livingston's amenities and transport links.

The ground floor is arranged around a generously sized lounge, featuring wood-effect flooring, a stone fireplace and French doors with full-height glazed panels opening directly onto the rear garden. The fitted kitchen sits to the front of the property and offers a range of grey base and wall-mounted units, integrated cooking appliances and a front-facing window. The entrance hallway also provides excellent storage, including a large under-stairs cupboard and a separate cupboard housing the boiler.

Upstairs, the landing leads to three bedrooms and the family bathroom. The main bedroom offers generous proportions and features a raised platform bed area, while bedrooms two and three provide flexible space for children, guests, home working or additional storage. The family bathroom is fitted with a corner walk-in shower, toilet and pedestal wash hand basin, while additional linen storage and attic access complete the upper level.

Council Tax A

EPC C

Freehold Tenure

Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

Rannock Walk is located in Craigshill and is in a popular and mature residential district, situated to the East of Livingston Town Centre. It is close to local amenities and is well served by bus services and schools. It is within easy reach of the town centre, St John's Hospital and the Civic Centre. Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Entrance Hallway

A welcoming entrance hallway provides access through the home, with laminate flooring continuing through from the lounge and a combination of white wallpapered walls and a timber-panelled feature wall adding character. The uPVC front door incorporates patterned glazed panels and a letterbox, while a ceiling-mounted light and radiator complete the space. Practical storage is a real benefit here, with a large under-stairs cupboard alongside a separate cupboard housing the boiler, providing plenty of additional storage space.

Kitchen

12' 2" x 10' 1" (3.70m x 3.07m)

A well-proportioned kitchen fitted with a range of grey base and wall-mounted units, complemented by white stone-effect laminate work surfaces and matching splashbacks. The kitchen includes a stainless steel sink with drainer, integrated oven and hob with stainless steel extractor above, as well as space for additional appliances. Wood-effect laminate flooring continues through the room, while a front-facing window provides a pleasant outlook. A ceiling-mounted light, radiator and multiple power points complete the space, along with a useful built-in storage area and additional wall-mounted storage.



Lounge

17' 5" x 12' 2" (5.30m x 3.70m)

A spacious lounge with wood-effect laminate flooring and a distinctive stone fireplace with matching surround creating a clear focal point within the room. The space is finished with a mix of white painted walls and timber panelling, adding warmth and character. French doors open directly onto the rear garden, with full-height glazed panels to either side helping make the room feel bright and open. A ceiling-mounted light, wall light, radiator, thermostat and ceiling-mounted smoke detector complete the space.





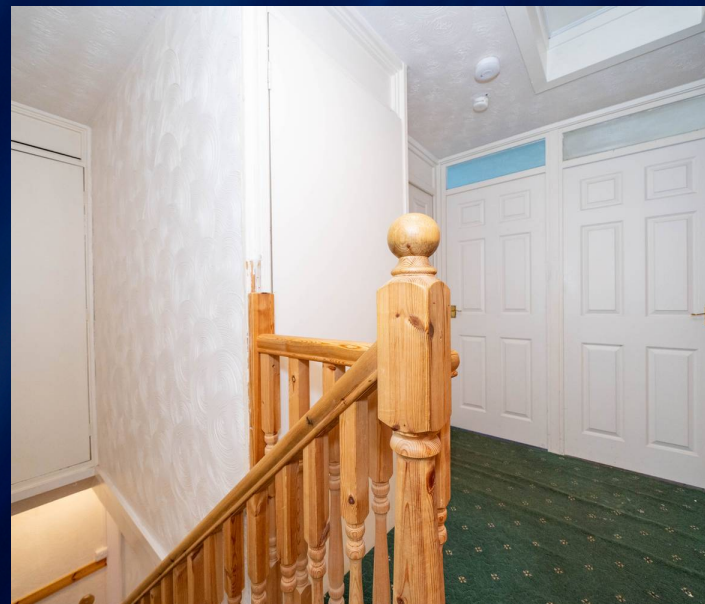
Stairs & Landing

A carpeted staircase leads to the upper landing, finished with white textured walls and sections of timber panelling that continue the character found throughout the home. The landing provides access to the bedrooms and bathroom, while a built-in linen cupboard offers useful additional storage. A ceiling hatch provides access to the attic, with a ceiling-mounted light, smoke detector and power point completing the space.

Shower Room

8' 8" x 6' 0" (2.63m x 1.84m)

A well-sized bathroom finished with vinyl flooring and light marble-effect wet wall panelling for an easy-maintenance finish. The suite comprises a toilet, pedestal wash hand basin and a corner walk-in shower enclosure with glazed doors and chrome fittings. A chrome heated towel radiator sits to the side, while a frosted window to the front provides privacy and ventilation. The room also benefits from an extractor fan, ceiling-mounted light and additional built-in linen storage



Bedroom One

14' 4" x 8' 9" (4.37m x 2.66m)

A generously sized main bedroom finished with painted walls and exposed timber flooring. A raised platform creates a defined bed area and gives the room a distinctive layout, while the rear-facing window brings in plenty of daylight. The room is completed with a radiator, ceiling-mounted light and power points.

Bedroom Two

13' 2" x 8' 6" (4.02m x 2.60m)

A well-proportioned second bedroom finished with fitted carpet and a mix of blue-toned wallpaper, including a bold geometric feature wall. A rear-facing window overlooks the garden and helps keep the room bright, while a ceiling-mounted light, radiator and power points complete the space.

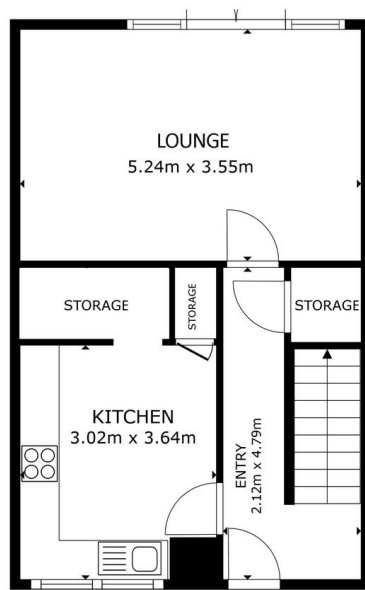


Bedroom Three

11' 11" x 7' 7" (3.62m x 2.31m)

A comfortable third bedroom finished with blue carpet and decorative blue-toned wallpaper, including a darker patterned feature wall beneath the front-facing window. The room offers good flexibility for use as a bedroom, guest room or home office, with a ceiling-mounted light, radiator and power points completing the space

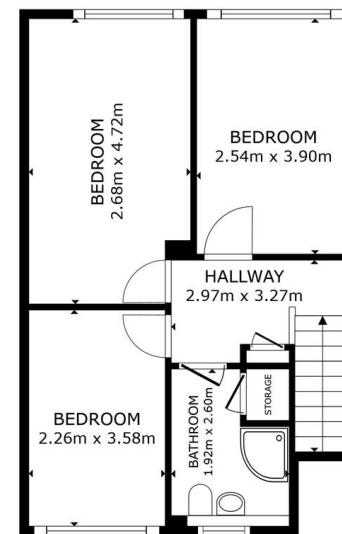




FLOOR 1

GROSS INTERNAL AREA
FLOOR 1 44.2 m² FLOOR 2 43.5 m²
TOTAL: 87.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

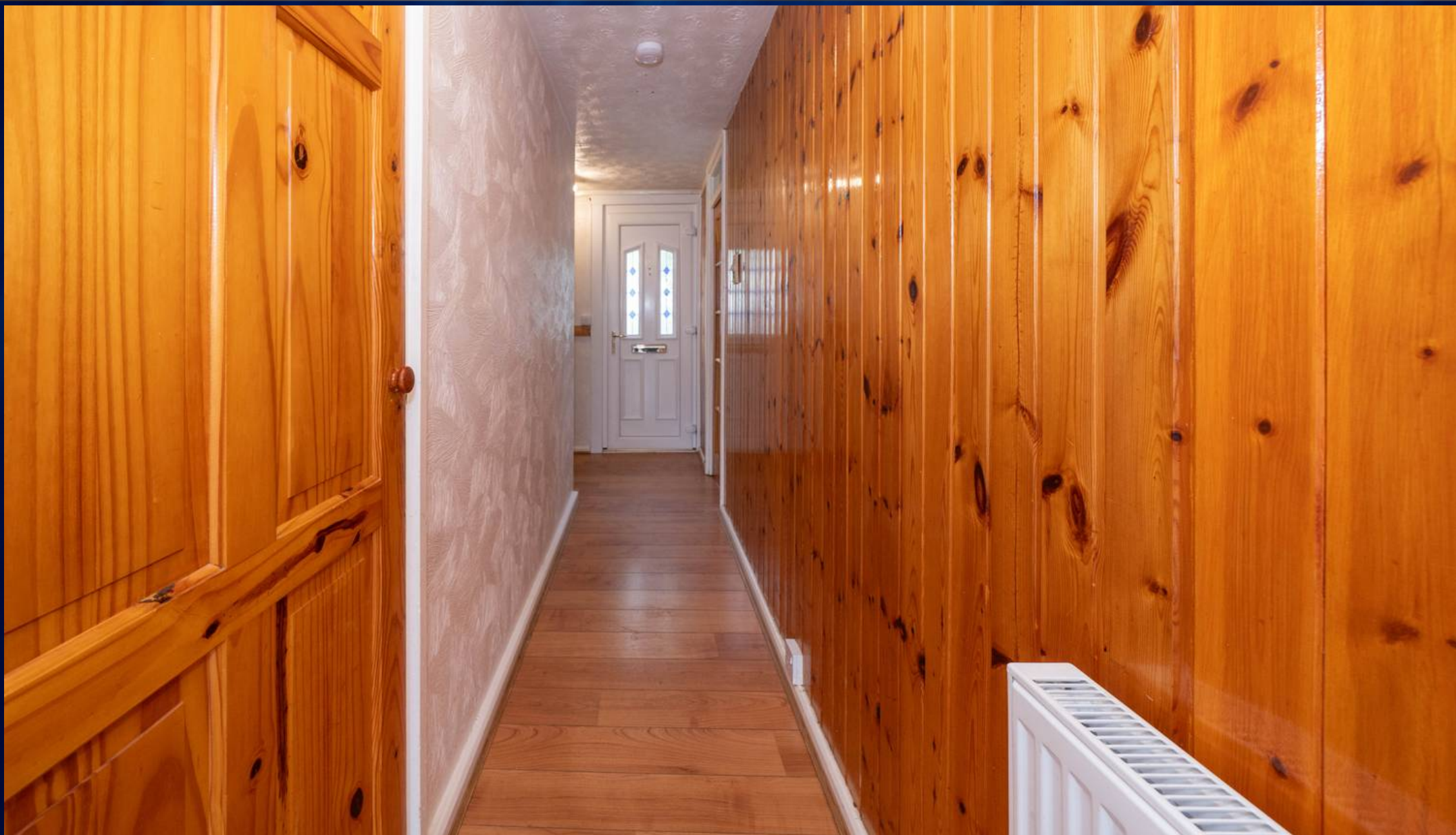


FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 44.2 m² FLOOR 2 43.5 m²
TOTAL: 87.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

Remax Property, Remax House – EH54 6TS

01506
418555

• livingston@remax-
scotland.homes



• [www.remax-scotland.homes/estate-
agents/livingston](http://www.remax-scotland.homes/estate-agents/livingston)

Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.