



## DESCRIPTION

Set within the desirable area of Bellsquarry, this spacious and well-presented four-bedroom home offers flexible living and an ideal setting for families. Located in a quiet neighbourhood with excellent amenities nearby, the property combines comfortable living with convenience.

The accommodation comprises two generous living areas, providing versatile space for both relaxing and entertaining. There are four well-proportioned double bedrooms, two of which benefit from fitted wardrobes, along with additional storage throughout the home. Externally, the property enjoys a good-sized private garden, perfect for outdoor living, as well as a driveway and garage offering excellent parking and storage options.

The location is a key highlight, with beautiful woodland walks, green spaces, and play parks all close by. The property is also within easy reach of Livingston Centre, local shops, and amenities including doctors, a chemist, and cafés. Transport links are excellent, with a train station just a short walk away and regular bus services nearby, making commuting straightforward.

The property falls within the catchment for Bellsquarry Primary School and James Young High School, making it an excellent choice for families.

Combining space, location, and a welcoming community feel, this is a fantastic opportunity to secure a well-rounded family home.

The property comprises of:

- Welcoming entrance with storage cupboard
- Two spacious living areas
- Four double bedrooms (two with fitted wardrobes)
- Well-proportioned kitchen (assumed standard layout)
- Family bathroom
- Good sized private garden
- Driveway and garage
- Excellent storage throughout



## LOCATION

The property is situated within a well-established and sought-after area of Bellsquarry, offering a peaceful setting with a strong community feel. The area benefits from a range of local amenities including shops, a café, takeaway, doctors surgery and pharmacy, all within easy reach.

Surrounded by woodland walks, green spaces and parks, the location is ideal for outdoor living. The property also falls within the catchment for Bellsquarry Primary School and James Young High School. Livingston Centre is close by, offering a wide selection of shops, supermarkets, restaurants and leisure facilities. The area is well suited for commuters, with a nearby train station and excellent transport links providing easy access to Edinburgh, Glasgow and surrounding areas.

