



4 Ross Way
LIVINGSTON | WEST LoTHIAN | EH54 8LA


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Nestled within a desirable residential area of Livingston, this impressive detached family home offers flexible and spacious accommodation, perfectly suited to modern family living.

The welcoming ground floor features a bright and generous lounge, the kitchen has ample worktop space with floor and wall mounted units, a separate dining room with direct access to a delightful conservatory, creating an ideal space for entertaining and enjoying the garden throughout the year. A versatile additional room provides excellent flexibility and can be utilised as a second family room, home office, playroom, or fifth bedroom depending on your needs. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property boasts four well-proportioned bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom. Externally there is a driveway and fully enclosed rear garden.

- 4 bedroom detached house
- Driveway for off-road parking
- Conservatory and fully enclosed rear garden
- Close to local amenities
- Excellent transport links
- Gas central heating and double glazing

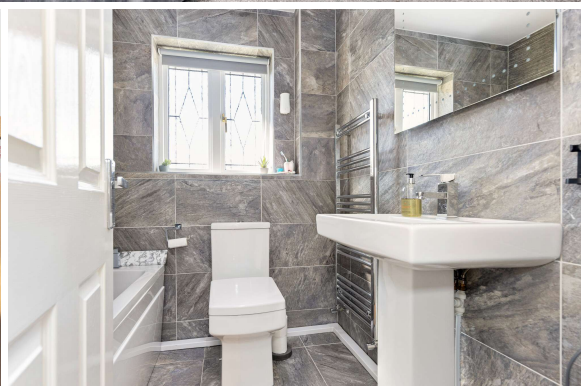
Council Tax band E. Energy Rating C.

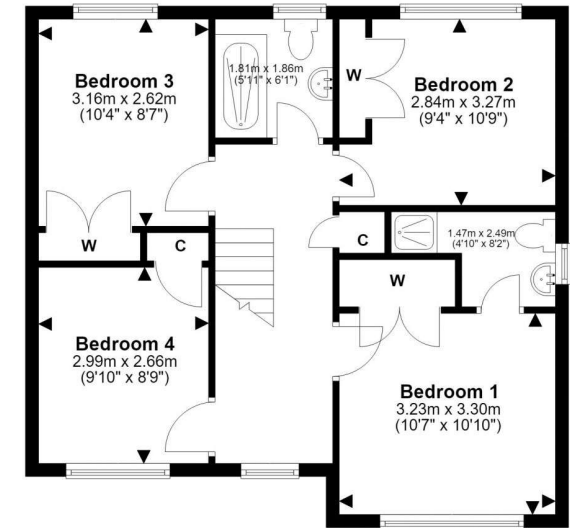
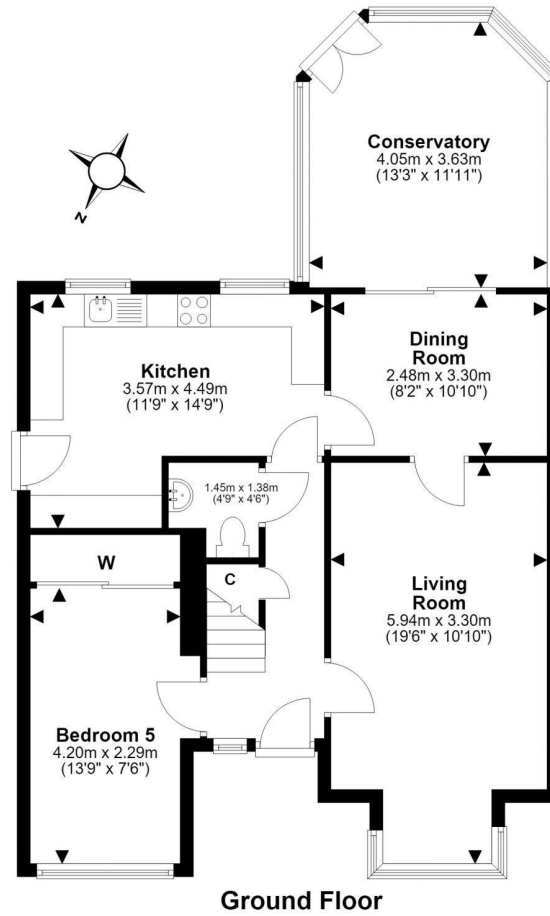
All blinds and integrated appliances will be included in the sale.

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



Livingston is located approximately 15 miles west of Edinburgh and 30 miles east of Glasgow, and is bordered by the towns of Broxburn to the northeast and Bathgate to the northwest. For shoppers, the Almondvale Centre and Livingston Designer Outlets (formerly McArthur Glen) are ideal for browsing. Virtually every possible amenity is catered for in and around the town, including sport and leisure centres, swimming and golfing. 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.





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.