



REMAX
Property

82 Pinebank, Livingston
In Excess of £170,000



Beautifully Presented 3 Bedroom Family Home in the Heart of Ladywell.

Situated in the popular Ladywell area of Livingston, 82 Pinebank is a beautifully presented three bedroom home offering spacious and flexible accommodation, ideal for modern family living. Finished to a high standard throughout, this move in ready property is perfectly suited to first time buyers, growing families or those looking to upsize.

The home features a bright and spacious lounge with an open flow into the dining area, creating a fantastic space for both everyday living and entertaining. A modern fitted kitchen provides direct access to the rear garden, while a convenient downstairs WC adds practicality. Upstairs, you'll find three well proportioned bedrooms, with the third bedroom offering the flexibility to be used as a home office or nursery, alongside a contemporary family bathroom complete with a stylish rainfall shower.

Erin Aitken and RE/MAX Property are delighted to bring this fantastic family home to the market.

No factor fees

Council tax band B

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Entrance Hallway

10' 8" x 6' 6" (3.26m x 1.99m)

A bright and welcoming entrance hall with wood-effect laminate flooring and neutral white walls, creating a fresh and modern first impression. The hallway provides access to all principal ground floor rooms, with carpeted stairs leading to the first-floor landing. Three ceiling spotlights provide ample lighting, while a useful storage cupboard offers practical storage. A further cupboard on the staircase houses the boiler.

Lounge

13' 6" x 10' 6" (4.12m x 3.19m)

A spacious and inviting lounge featuring wood-effect laminate flooring and modern teal painted walls, creating a stylish yet cosy living space. A large front-facing window allows for plenty of natural light, while the generous floor area offers ample space for a range of lounge furniture. The room flows seamlessly into the dining room, making it ideal for both everyday living and entertaining guests.

Dining Room

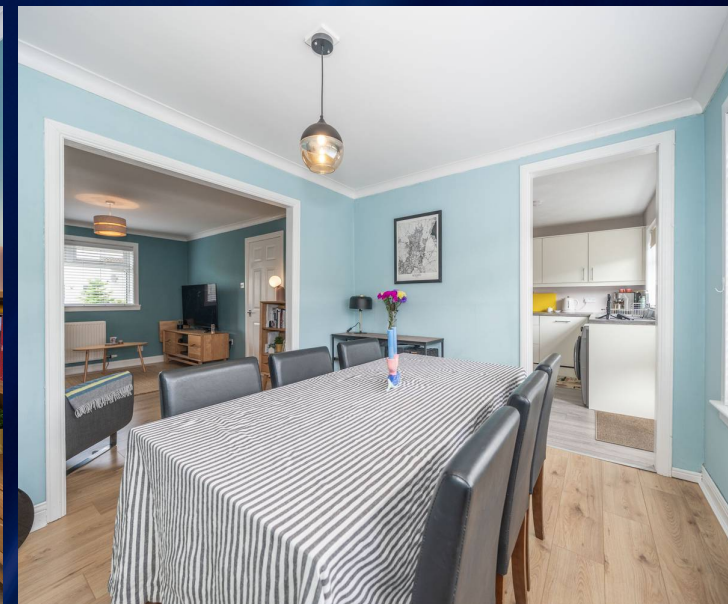
10' 5" x 8' 11" (3.18m x 2.71m)

Bright dining room with wood-effect laminate flooring flowing through from the hallway and lounge, with light blue painted walls. Large rear-facing window allowing for plenty of natural light, with ample space for a family dining table. Perfect for everyday dining and entertaining.

Kitchen

12' 0" x 10' 2" (3.66m x 3.11m)

Modern fitted kitchen with cream wall and base units, complemented by wood-effect worktops and light grey laminate flooring. Integrated oven, gas hob with extractor above, and a composite sink with chrome mixer tap positioned beneath the rear-facing window, allowing for plenty of natural light. Door providing direct access to the rear garden.





Downstairs WC

4' 6" x 3' 7" (1.36m x 1.10m)

Modern downstairs WC featuring light grey laminate flooring and blush pink painted walls. Comprising a white WC and vanity wash hand basin with chrome mixer tap, complemented by useful display shelving and recessed storage. Frosted front-facing window allowing for natural light while maintaining privacy.

Main Bedroom

11' 4" x 10' 5" (3.45m x 3.18m)

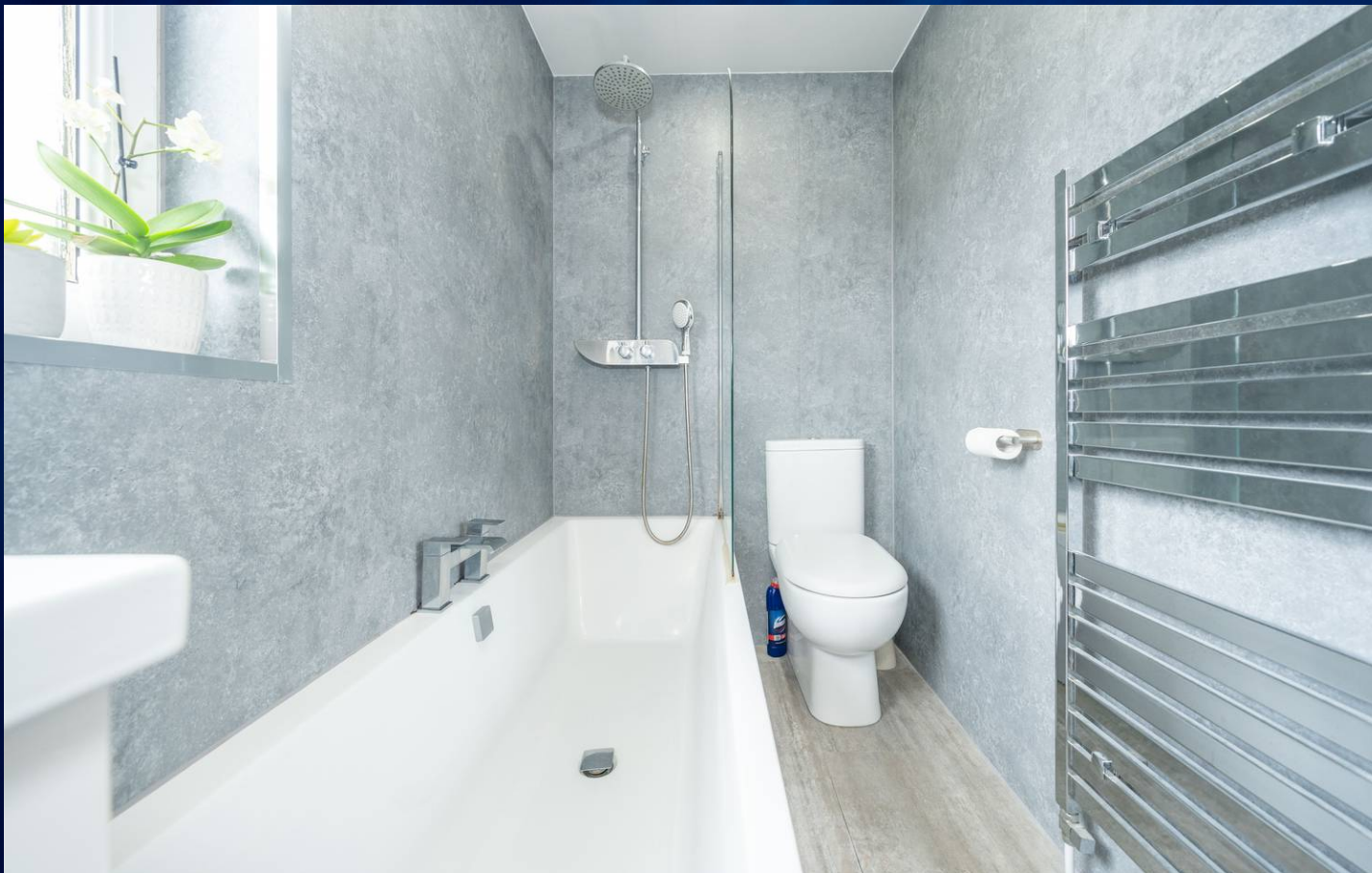
Spacious double bedroom with fitted carpet and warm coral painted walls, creating a cosy and inviting feel. Large rear-facing window allowing for plenty of natural light, with fitted mirrored wardrobes providing excellent storage. Ample space for a double bed and additional bedroom furniture.

Bedroom Two

11' 11" x 10' 5" (3.64m x 3.17m)

Well-proportioned double bedroom with fitted carpet and neutral cream painted walls, creating a bright and versatile space. Large rear-facing window allowing for plenty of natural light, with ample room for a double bed and additional bedroom furniture or storage.





Bedroom Three

10' 5" x 7' 7" (3.18m x 2.32m)

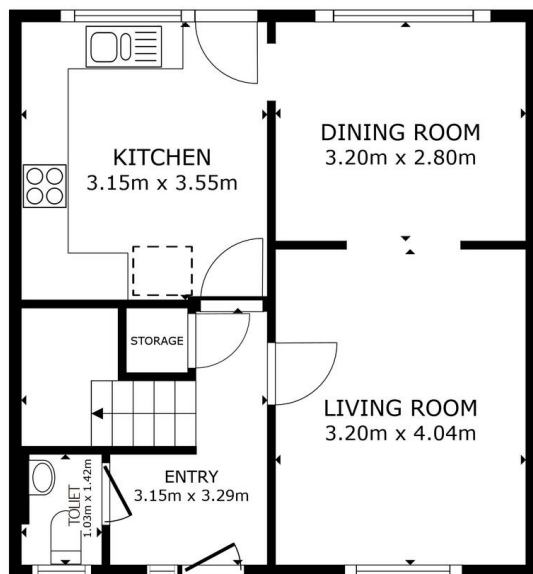
Bright and versatile bedroom with fitted carpet and neutral white painted walls. Front window allowing for plenty of natural light, with ample space for a single or small double bed and additional bedroom furniture. Currently utilised as a home office, offering flexibility to suit a variety of needs.

Bathroom

8' 4" x 4' 5" (2.54m x 1.35m)

Bathroom – 2.545m x 1.351m Modern family bathroom featuring grey marble-effect wall panels and grey laminate flooring. Comprising a white bath with overhead rainfall shower and separate handheld attachment, glass shower screen, white vanity wash hand basin with chrome mixer tap and WC. Frosted Front-facing window allowing for natural light while maintaining privacy, with recessed ceiling spotlights completing the contemporary finish.

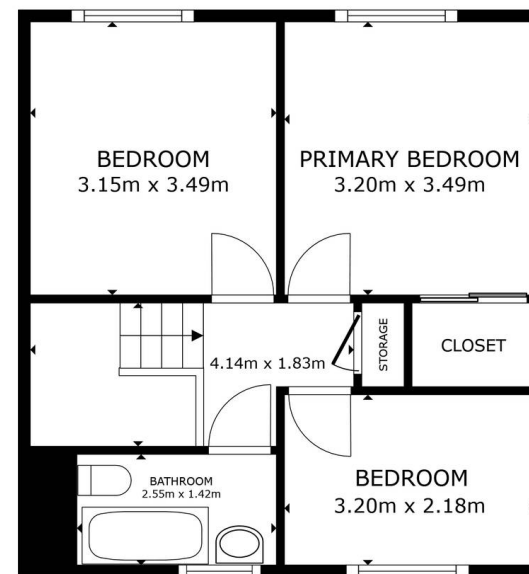




FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 44.7 m² FLOOR 2 44.8 m²
TOTAL: 89.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 44.7 m² FLOOR 2 44.8 m²
TOTAL: 89.5 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

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condition. Photos may use wide angle lens. Floorplans are approximate, not to
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