



# 2A Lindsay Way

Livingston, EH54 8LG



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37sqm

**EPC**

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**AS** Anderson  
Strathern

# 2A Lindsay Way

Livingston, EH54 8LG

This ground floor flat forms part of a two storey block and offers well proportioned accommodation suited to a range of buyers. The property extends to approximately 37 square metres and is thoughtfully arranged over one level, providing ease of access and a practical layout throughout.

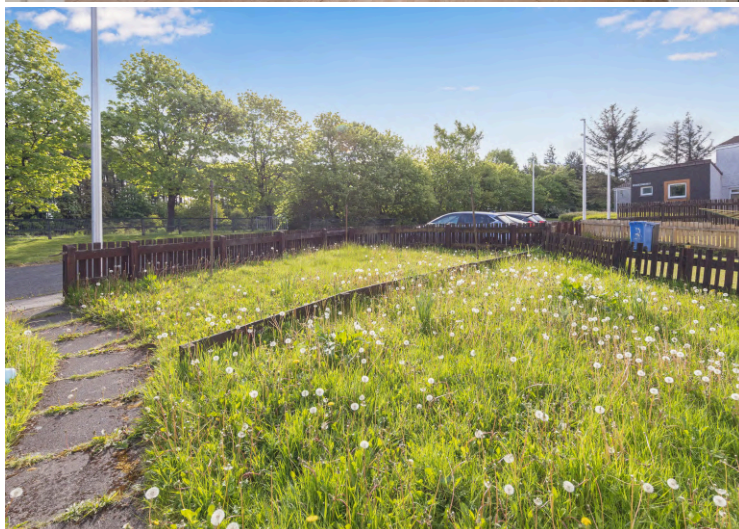
The accommodation comprises an entrance hallway leading to a bright and well proportioned living room, a fitted kitchen, a double bedroom, and a bathroom with a shower over the bath. The living room benefits from good natural light and provides a comfortable space for both relaxing and informal dining. The kitchen is fitted with a range of base and wall mounted units, offering adequate storage and workspace. The bedroom is of a good size and provides comfortable accommodation, while the bathroom is fitted with a three piece suite.

Externally, the property benefits from private gardens to the front and rear, laid mainly to lawn and paving, with boundaries defined by timber fencing, offering useful outdoor space with potential for further enhancement.

## Property features

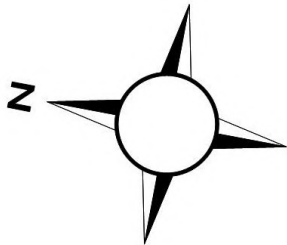
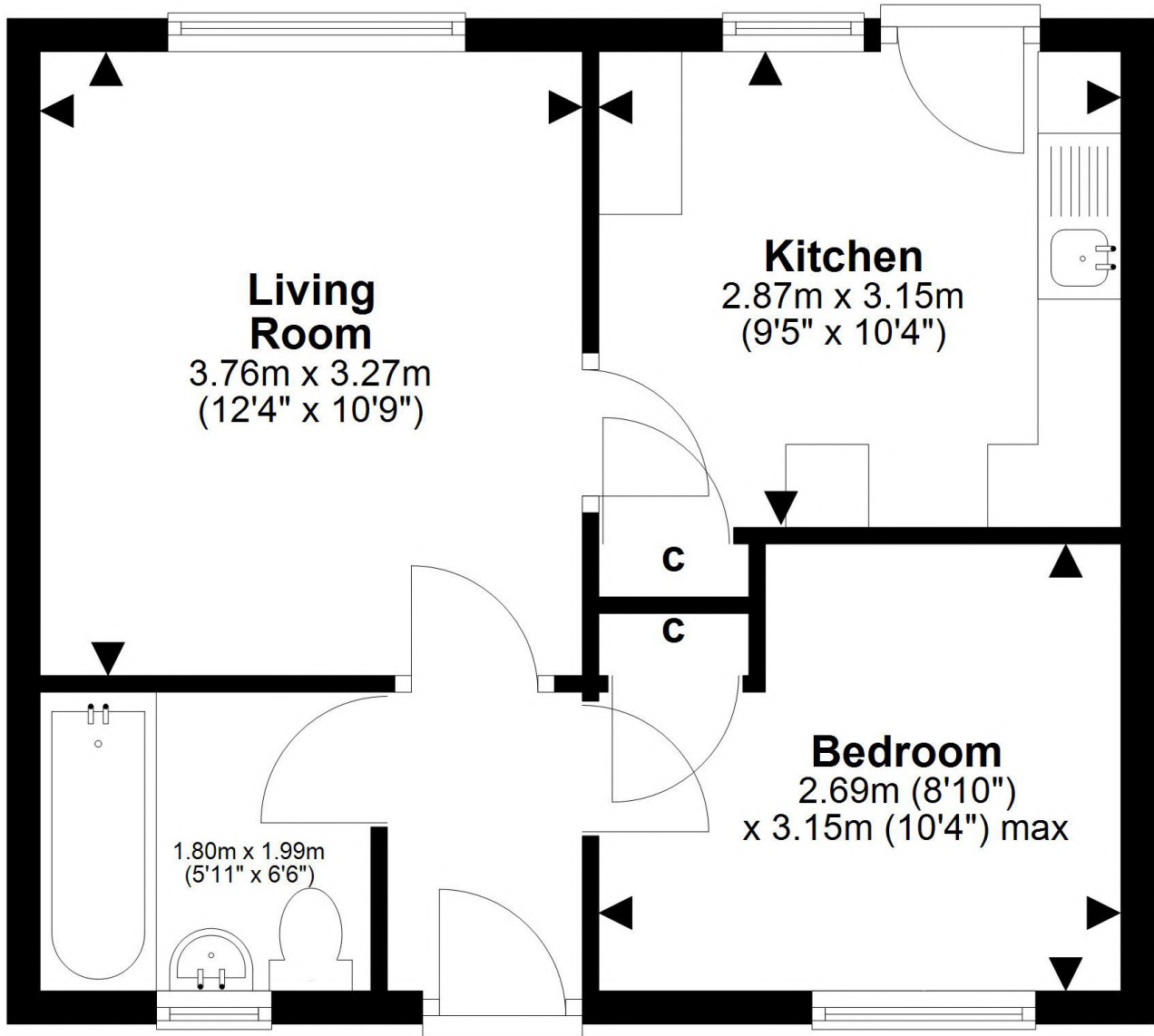
- Ground floor flat
- Bright living room
- Double bedroom
- Double glazing
- Gas central heating
- Private front and rear gardens
- Shared off-street parking





## Location

Ideally positioned within Scotland's central belt, Livingston is a popular commuter town just 15 miles from Edinburgh and 30 miles from Glasgow, benefiting from excellent road and rail links. The town offers an impressive range of amenities, including The Centre, Almondvale Centre and Livingston Designer Outlet, with extensive shopping, dining and leisure options. Residents enjoy a variety of recreational facilities, parks and walking routes, alongside nearby golf courses such as Deer Park and Dalmahoy. Highly regarded schools are available locally, making Livingston an excellent choice for families, professionals and commuters seeking convenience and strong transport connections.



## Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services.

**The property is strictly sold as seen.**

Council Tax band A

Any offers should be submitted to [residential@andersonstrathern.co.uk](mailto:residential@andersonstrathern.co.uk)

### Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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01620 824 016

**Lerwick**  
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**Kirkwall**  
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