



65 Pentland Park, Livingston

RE/MAX SELECT



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NIALL MCCABE & RE/MAX SELECT (BATHGATE) are delighted to present to the market this exceptionally spacious 3-bedroom, 2-bathroom terraced family home, ideally positioned within the sought-after Pentland Park in Craigshill, Livingston. Having remained in the same family for over 5 decades, the property has been, well enjoyed, and truly treasured, and now offers an exciting opportunity for its new owner. Boasting generously proportioned interiors, a well-considered layout, and fully enclosed gardens, this is a superb project home ready to be elevated with your personal vision.

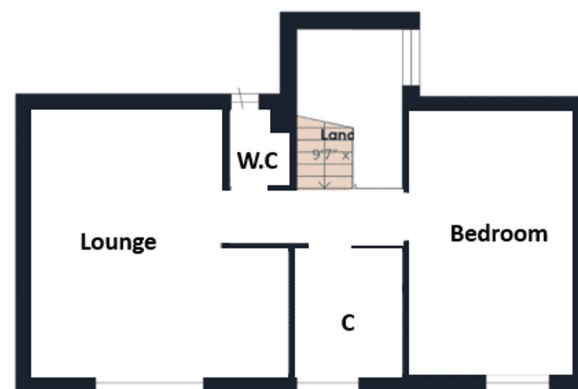
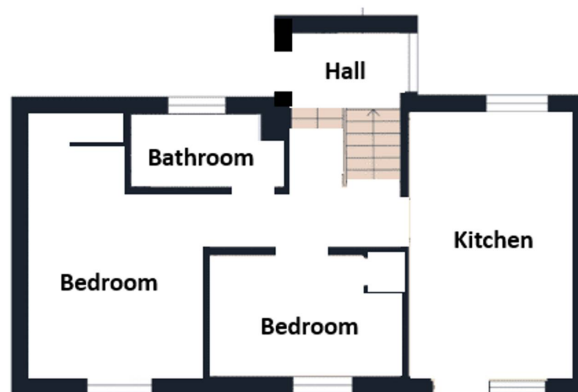
On the upper level, an exceptionally spacious lounge takes centre stage, enjoying elevated views across attractive green spaces and the wider Livingston area – an ideal setting for both relaxation and entertaining with family. The room offers impressive proportions, providing versatile floor space to accommodate a variety of furniture arrangements. Adjacent, a generously sized double bedroom continues the theme of ample living space, while this level also benefits from a convenient two-piece W.C., finished with a crisp white suite, alongside a substantial walk-in cupboard that discreetly houses the boiler.

Descending the elegant split-level staircase, the lower level reveals a spacious kitchen, two further bedrooms, and a well-appointed 3-piece family bathroom. The kitchen is beautifully illuminated by dual-aspect windows, with direct access to the fully enclosed rear garden, offering an inviting space complete with ample work surfaces, a dedicated wash area, and excellent potential, complemented by a defined dining section. Across the hallway, the additional bedrooms include a generous double with built-in cupboards and a large window, while the third bedroom offers flexibility to suit a variety of needs, showcasing the home's true versatility. Completing this level, the family bathroom features a full-sized bathtub, separate wash hand basin, W.C., and the added benefit of a glazed window.

Externally, the property benefits from a fully private and enclosed rear garden, featuring a sun-drenched patio ideal for relaxing on long summer evenings, with additional space for border planting and a convenient rear gate. On-street parking is available to the front.







THINKING OF SELLING YOUR HOME? CONTACT THE BATHGATE OFFICE – 01506 532684

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