



17 Ogilvie Way, Livingston

Offers Over £160,000



## 17 Ogilvie Way

### Livingston

A fantastic opportunity to secure a two bedroom home in a popular residential area of Livingston, offering generous living accommodation, excellent storage, private outdoor space and fantastic potential to create a home of your own. With a driveway accommodating two vehicles, a south facing front garden and a convenient location close to local schools, amenities and transport links, this chain free property has plenty to offer.

Upon entering the property, you are welcomed into the entrance hallway, with the spacious living room positioned to the right-hand side. A particularly appealing feature of this room is the impressive floor to ceiling window overlooking the south-facing front garden, allowing natural light to flood the space throughout the day. With generous proportions and plenty of flexibility for furniture arrangements, this is a fantastic space for both relaxing and entertaining. A handy understairs storage cupboard provides additional practicality.

Flowing naturally from the living room is the kitchen, positioned to the rear of the property. Offering a generous amount of floor space, the kitchen features a range of wall and base mounted units, complemented by contrasting worktops and space for essential appliances. A window above the sink allows further natural light into the room, while the layout offers plenty of scope to create a kitchen tailored to your own tastes and requirements. There is also ample space to incorporate a dining area, making this a wonderfully versatile part of the home.

Patio doors provide direct access to the rear garden, creating a lovely connection between the indoor and outdoor spaces.



The garden itself enjoys a good degree of privacy, with established boundaries, a lawn and areas that could be transformed into an inviting outdoor retreat. Whether you envision a landscaped garden, a patio for summer entertaining or simply somewhere to relax, the space offers fantastic possibilities.

Heading upstairs, the family bathroom is conveniently positioned at the top of the staircase. The bathroom comprises a three piece suite, including a bath with an overhead shower, wash hand basin and WC. A frosted window provides natural light whilst maintaining privacy.

The upper level also accommodates two well proportioned double bedrooms, both benefiting from built-in storage.

The principal bedroom is positioned to the front of the property and enjoys a large window overlooking the south facing front garden, creating a bright and welcoming atmosphere. The room offers generous space for bedroom furnishings, while the built in wardrobes provide excellent storage without compromising on floor space.

Bedroom two is positioned to the rear of the property and offers another comfortable double bedroom, complete with built in storage. This versatile room could equally lend itself to a guest bedroom, nursery or home office, depending on individual requirements. A further storage cupboard on the upper landing adds to the home's practical appeal.

Situated within a popular and established residential area of Livingston, Ogilvie Way enjoys a convenient position for families, first time buyers and commuters alike.

Ogilvie Primary School is within walking distance, making this an appealing location for those with young families, while a selection of additional schooling, local shops and everyday amenities can be found throughout the surrounding area.

Livingston's extensive shopping and leisure facilities are also within easy reach, including The Centre and Livingston Designer Outlet, offering an excellent selection of high-street retailers, restaurants, cafés and entertainment facilities.

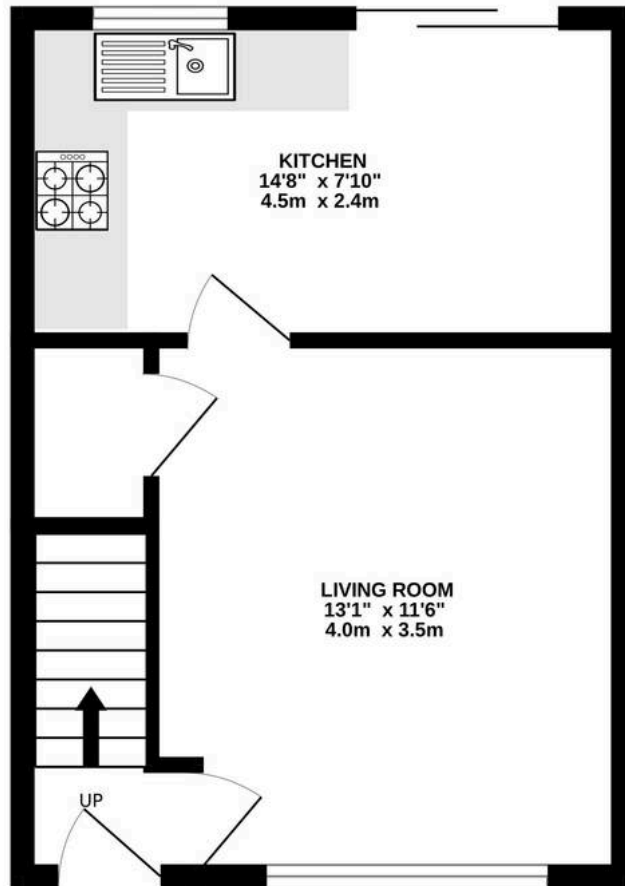
For those commuting, Livingston benefits from excellent transport connections, with access to the M8 motorway providing convenient travel towards both Edinburgh and Glasgow. Nearby railway stations also offer regular services, making the area particularly well suited to those travelling throughout the Central Belt.

Home Report Value- £165,000

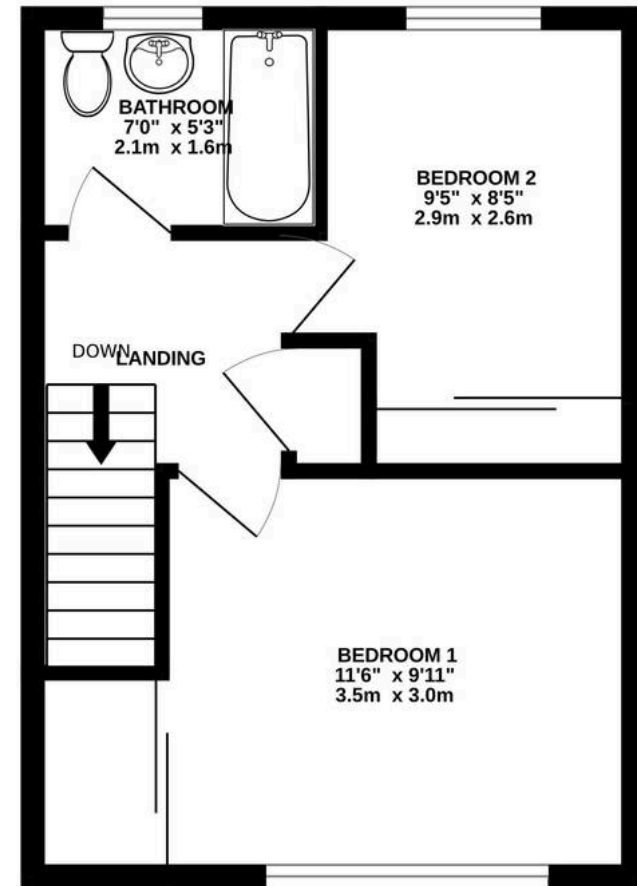




GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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