



## DESCRIPTION

One of the final chances to secure a brand-new four-bedroom Bellway home at the highly sought-after Almond development.

Set within this thriving new community, this beautifully designed property combines contemporary style with practical family living, all backed by the reassurance of a newly built home. As one of the last remaining plots, it offers a rare opportunity to join a thoughtfully planned neighbourhood in a modern home tailored to today's lifestyles.

Inside, the home is designed to maximise space, light, and comfort. A well-considered layout supports both busy day-to-day living and relaxed entertaining, with generous living areas, a sleek modern kitchen, and spacious bedrooms throughout. High-quality finishes reflect Bellway's commitment to craftsmanship and attention to detail, creating a home that feels both stylish and welcoming.

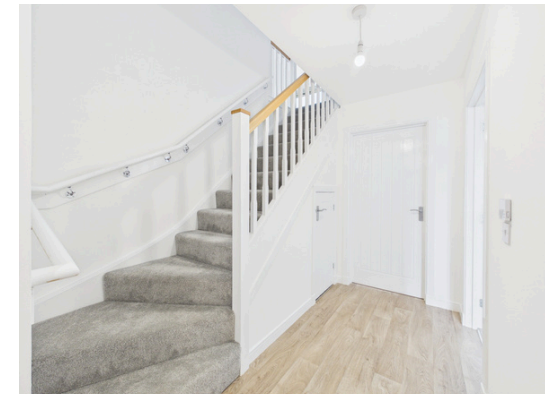
Upstairs, four well-proportioned bedrooms provide flexibility for growing families, home working, or guest accommodation—ensuring the space can adapt as your needs evolve. Whether hosting friends, enjoying family time, or simply appreciating the benefits of a new-build home, this property is ready to move into and enjoy from day one.

Life at the Almond development offers more than just a home. Residents benefit from a fresh, modern neighbourhood, attractive surroundings, and the ease of contemporary living. Energy-efficient construction and low-maintenance design make this an appealing choice for those seeking comfort, style, and long-term practicality.

With only a handful of homes remaining, this exceptional four-bedroom Bellway property represents one of the final opportunities to buy new at the Almond development.

- Open-plan kitchen, dining and family area
- Rooftop solar panels
- Built-in double oven, hob and chimney hood
- Integrated fridge freezer and dishwasher
- Separate utility room
- En suite to bedrooms 1 and 2
- Juliet balcony to bedroom 2
- Integral garage
- Elegant French doors onto rear garden
- 10-year NHBC warranty

To view, please contact Gibson Estate Agents.



## LOCATION

The Almond development is ideally positioned in the thriving town of Livingston, offering the perfect balance of convenience, connectivity, and green surroundings.

Located just off Gregory Road, the development sits approximately one mile from Livingston town centre, where residents can enjoy an excellent range of shopping, dining, and leisure facilities. Highlights include The Centre and Livingston Designer Outlet, together forming one of Scotland's largest retail destinations.

For commuters, the location is particularly appealing. The nearby M8 motorway (Junction 3A) provides direct links to both Edinburgh and Glasgow, while Livingston South railway station offers regular rail services, with journeys to Edinburgh taking under 25 minutes.

The area is also well suited to families, with a selection of well-regarded local schools nearby and a wide range of leisure opportunities. Outdoor spaces such as Almondell and Calderwood Country Park and routes along the River Almond provide scenic walking and cycling options, while attractions like Almond Valley Heritage Centre and Five Sisters Zoo are just a short drive away.

Combining strong transport links, excellent amenities, and access to open green space, The Almond offers a well-connected yet relaxed setting, ideal for modern family living.

