



26 Nicholson Way, Livingston

Offers Over **£165,000**



26 Nicholson Way

Livingston

Spacious, bright and packed with storage, this well presented two bedroom semi detached home offers fantastic living space both inside and out. Benefiting from recently upgraded windows and doors, a private driveway, garage, generous rear garden and excellent storage throughout, this is an ideal home for first time buyers, downsizers or young families looking for a property they can move straight into and enjoy.

Step inside and you are welcomed by a bright entrance hallway which immediately gives a sense of the space on offer. The home benefits from several built in storage cupboards, ensuring coats, shoes and household essentials can be neatly tucked away, helping to keep the living areas clutter free.

To the front of the property lies the spacious lounge, a bright and inviting space finished with attractive wood effect flooring and modern décor. The generous proportions easily accommodate both living and dining furniture, while large windows flood the room with natural light. A feature accent wall adds character and creates a stylish focal point, making this a comfortable space to relax or entertain family and friends.

Leading through from the lounge is the kitchen, fitted with an excellent range of solid timber wall and base units complemented by contrasting worktops and contemporary tiled splashbacks. The layout makes great use of the available space, providing ample storage and work surface area for everyday cooking. A rear door offers direct access to the garden, creating a practical connection between indoor and outdoor living.



Ascending the staircase, the spacious upper landing continues the theme of practicality with further storage options, a feature that is sure to appeal to buyers seeking valuable additional space.

The principal bedroom is particularly impressive in size and benefits from modern flooring, crisp neutral décor and large mirrored wardrobes which maximise both storage and natural light. There is ample space for a full range of bedroom furniture, creating a relaxing and comfortable retreat.

The second bedroom is another generous double room, beautifully bright and benefiting from stylish flooring and mirrored wardrobes. The attractive décor adds personality while still offering a versatile space that could equally suit a guest room, child's bedroom or home office.

Completing the accommodation is the contemporary shower room, finished with full height tiling and featuring a large walk-in shower enclosure, wash hand basin, WC and chrome heated towel rail.

Externally, the property continues to impress. To the front, a substantial monobloc driveway provides off-street parking and leads to the attached garage, offering secure parking, additional storage or workshop potential.

The rear garden enjoys an excellent degree of privacy with no direct overlooking from behind, creating a peaceful outdoor space to enjoy throughout the year. Predominantly laid with paving for low maintenance, there is plenty of room for outdoor furniture, entertaining and family activities, while the large timber shed provides yet more valuable storage.

Knightsridge is a well established and highly convenient residential area within Livingston, offering an excellent balance of local amenities, schooling and transport links. Popular with families, professionals and commuters alike, the area enjoys a strong community feel while remaining close to everything Livingston has to offer.

The property is ideally positioned within easy reach of a range of well regarded schools, including Knightsridge Primary School, St Ninian's Primary School and Deans Community High School, making it an excellent choice for growing families.

Home Report Value- £170,000

EPC - C

Council Tax Band - B

Square Ft- 861/ 80m2





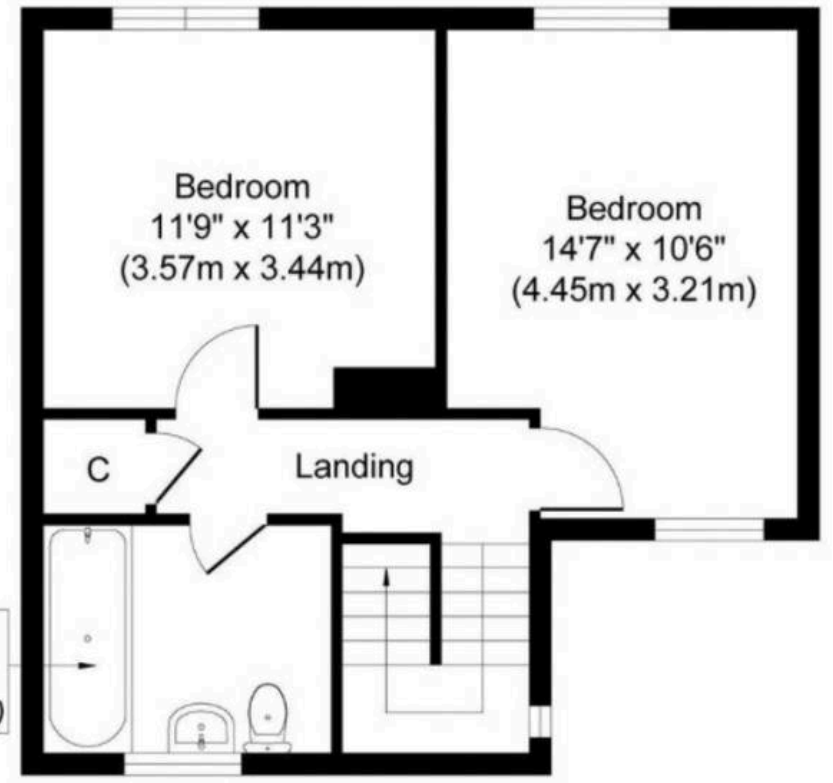


Kitchen
11'5" x 8'11"
(3.47m x 2.71m)

Living Room
14'7" x 13'3"
(4.44m x 4.05m)

Hall

Ground Floor
Approximate Floor Area
429 sq. ft
(39.87 sq. m)



Bedroom
11'9" x 11'3"
(3.57m x 3.44m)

Bedroom
14'7" x 10'6"
(4.45m x 3.21m)

Landing

First Floor
Approximate Floor Area
429 sq. ft
(39.87 sq. m)



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