



56 Erskine Way, Livingston

Offers Over £160,000

56 Erskine Way

Livingston

A surprisingly spacious three bedroom home in the heart of Knightsridge, Erskine Way offers around 899 sq ft of accommodation, fantastic storage and a private garden. With generous room proportions, a bright dual aspect kitchen and three genuinely useful bedrooms, there is much more to this home than you might initially expect.

Step inside and the entrance hallway immediately gives a sense of the practical layout. Grey wood effect flooring continues into the lounge, while tucked beneath the staircase is a fantastic walk in storage cupboard, one of several useful storage spaces found throughout the property.

The lounge is a great size, with a wide window drawing plenty of natural light into the room. There is lots of flexibility for both seating and furniture, while the soft grey décor creates a simple backdrop for a new owner to put their own stamp on the space.

Across the hallway is the kitchen, and this is another generously proportioned room. Warm wood-effect cabinetry is paired with dark worktops and a tiled splashback, with integrated oven and gas hob alongside space for further appliances. A breakfast bar creates an easy everyday dining area without compromising the amount of floor space, while windows to either side make the room feel particularly bright. A door leads directly from here into the private garden.

Also on the ground floor is a separate box room, adding valuable extra space away from the main living areas and offering plenty of flexibility depending on the needs of the new owner.

Heading upstairs, a large rooflight above the landing is a lovely feature, bringing natural daylight right into the centre of the upper floor.

The principal bedroom is particularly impressive for its size and storage, with a full run of mirrored fitted wardrobes providing an excellent amount of concealed space. There are two further bedrooms, giving the property three versatile rooms upstairs, along with additional built-in storage and a separate cupboard housing the boiler.

The shower room is finished with characterful tongue and groove style panelling and contrasting dark flooring. A large glazed shower enclosure sits alongside the wash hand basin and WC, with a full width mirror and chrome heated towel rail completing the room.

Outside, the private garden is a lovely addition to the property. A lawn is framed by established planting, including mature shrubs and colourful hydrangeas, while paved areas provide space for outdoor seating. The garden is enclosed and has gated access, creating a pleasant and established outdoor space to enjoy.



Knightsridge is a well established residential area of Livingston, ideally positioned for access to the town's excellent range of everyday amenities. Livingston itself offers an impressive choice of shopping, dining and leisure facilities, including The Centre and Livingston Designer Outlet, while nearby parks, walking routes and green spaces provide plenty of opportunities to enjoy the outdoors.

The location is also particularly convenient for commuters, with easy access to Livingston North railway station and excellent road connections towards the M8, making travel to both Edinburgh and Glasgow straightforward. Regular local bus services connect Knightsridge with Livingston town centre and surrounding areas, while a choice of schools, supermarkets and everyday amenities can all be found within the wider Livingston area.

With its generous proportions, three bedrooms, excellent built in storage, private garden and convenient Livingston location, Erskine Way offers a fantastic opportunity for someone looking for a spacious home they can settle into and make their own.

Home Report Value- £165,00

EPC - C

Council Tax Band - B

Square Ft- 904/84m2

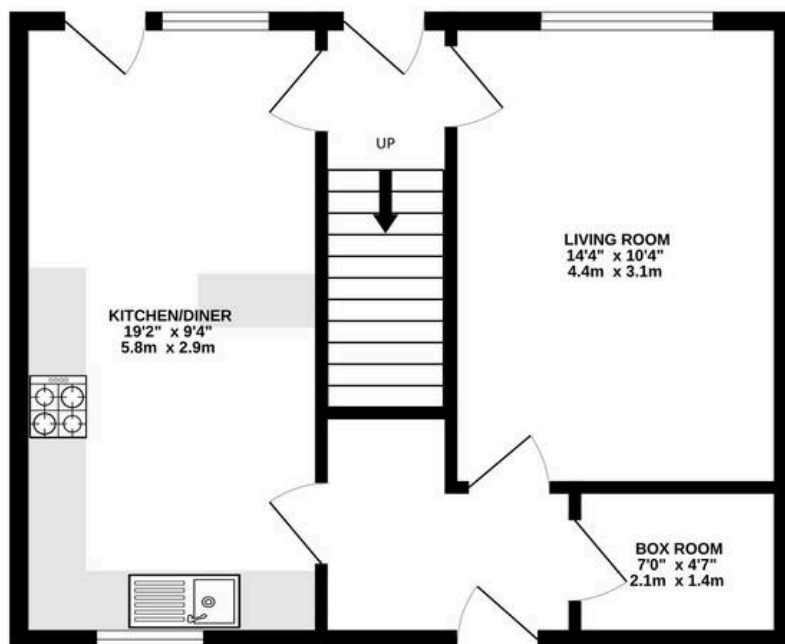
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- Spacious three bedroom home offering approximately 899 sq ft of accommodation
- Generous lounge with excellent natural light
- Bright dual aspect kitchen with breakfast bar and direct garden access
- Fantastic storage throughout, including mirrored fitted wardrobes and walk in storage
- Private enclosed garden with lawn, patio areas and established planting
- Popular Knightsridge location with excellent access to Livingston amenities, transport links and Livingston North train station

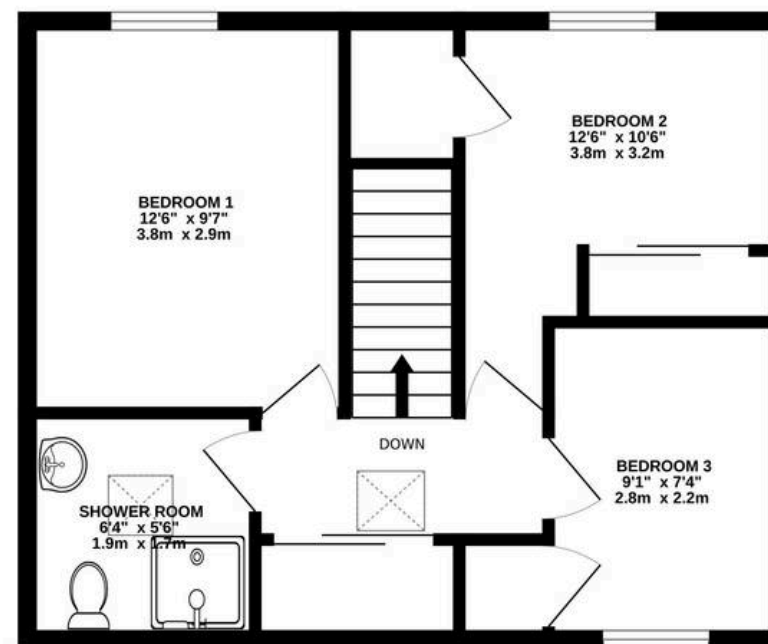




GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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