



REMAX
Property

30 Hawk Brae, Livingston, EH54 6GE
Offers Over £183,000



A Modern 3 Bedroomed Second Floor Apartment. This excellent apartment is an ideal locale, with all amenities close-by and only an eleven-minute walk to Livingston North railway station.

Just bring your furniture and enjoy the view. Team Lauren and Rodaidh & REMAX Property bring this fabulous flat to the market, in the popular residential area of Hawk Brae, Livingston, West Lothian, EH54 6GE. The property comprises of: Entrance Hallway, Lounge/ Diner, Kitchen, 3 Double Bedrooms, En-Suite Shower Room, Family Bathroom

Factor Fees: Hacking and Paterson £70 pcm

Council Tax band: D

Tenure: Freehold

The location is ideal, with the local neighbourhood offering a wide variety of amenities. These include Peel Primary School and Inveralmond Community High School, with St. John Ogilvie Primary and St. Margaret's Academy also serving the catchment, as well as local nurseries. At the Carmondean Centre, there is a medical centre, library, Morrisons supermarket, R.S.McColl, bar with restaurant and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services.

Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North railway station is close-by and there is also easy access to Uphall and Livingston south railway stations. Deer Park Country and Club and Golf Course is just 5-minute drive away. There are several pleasant walks locally within the surrounding countryside. Early viewing is recommended as this property will be popular.



Lounge / Diner

5.221m x 3.573m (17'01" x 11'08") Impressive and beautifully presented open-plan lounge and dining area, finished with attractive wood-effect flooring and neutral décor throughout. The space comfortably accommodates both lounge and dining furniture, making it ideal for relaxing or entertaining. A standout feature of the room is the glazed door providing direct access to the private balcony, which features decking and metal railing, offering an excellent outdoor seating area with a pleasant outlook. The room is further enhanced by excellent natural light, ceiling-mounted lighting, wall-mounted radiator, and power points, creating a bright and versatile living space.

Kitchen

3.078m x 2.693m (10'01" x 08'10") Modern and well-appointed kitchen fitted with a range of wood-effect wall and base units complemented by sleek silver handles and laminate worktops. The kitchen features a four-burner gas hob with stainless steel extractor hood and matching splashback, alongside a stainless steel sink positioned beneath a double window overlooking the side of the property, allowing for excellent natural light. Integrated appliances include a dishwasher and washing machine, with additional space for freestanding appliances. Neutral tiled splashbacks, white painted walls, and ceiling downlights enhance the clean and contemporary finish. A ceiling-mounted smoke detector is also fitted, and the boiler is neatly housed within the kitchen for convenience.





Entrance Hallway

Welcoming entrance hallway finished with attractive wood-effect laminate flooring and neutral painted walls, creating a bright and inviting first impression. A large built-in cupboard provides excellent storage space, ideal for coats, shoes, and household items. The hallway also features a wall-mounted radiator, multiple power points, ceiling-mounted lighting, and an integrated smoke detector. Doors lead to all main apartments, offering a practical and well-connected layout throughout the home.

Bedroom Three

3.136m x 2.729m (10'03" x 08'11") Bright and well-presented bedroom featuring carpeted flooring and freshly painted neutral walls. A double window to the side of the property provides excellent natural light, creating a pleasant and airy feel. The room also benefits from a double built-in wardrobe with mirrored sliding doors, offering excellent storage space. Further features include a wall-mounted radiator, ceiling-mounted pendant light, and multiple power points.



Family Bathroom

2.034m x 1.802m (06'08" x 04'10") Modern bathroom finished with white tiled flooring and neutral painted walls, creating a clean and contemporary feel. The space features a bath with tiled surround and a chrome-plumbed-in shower with glass screen. A concealed cistern toilet and vanity unit incorporating a wash-hand basin provide a sleek and practical finish, complemented by a wall-mounted mirror and tiled splashback. Additional features include a chrome heated towel radiator, extractor fan, and ceiling-mounted lighting, completing this well-presented bathroom.

Bedroom Two

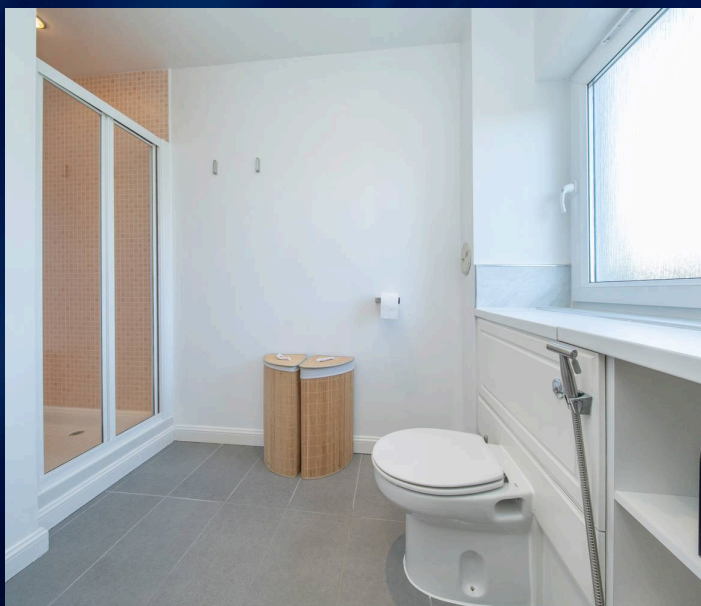
3.131m x 2.735m (10'03" x 08'11") Tastefully presented bedroom with soft carpet underfoot and light, neutral décor throughout. A side-facing window brings in plenty of daylight, enhancing the bright feel of the room. Built-in mirrored wardrobes provide practical storage without compromising floor space. The room is complete with a radiator, ceiling light fitting, and conveniently positioned power points.

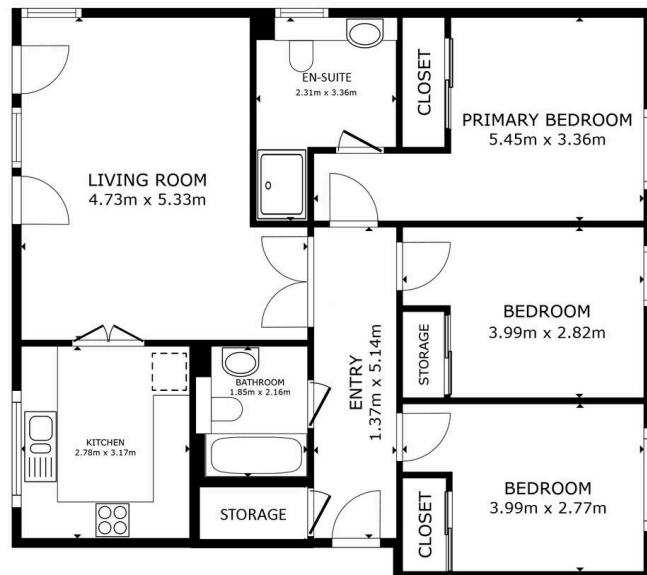
Bedroom One

3.284m x 3.143m (10'09" x 10'03") Generous principal bedroom offering excellent proportions and a calm, neutral finish. The room comfortably accommodates a double bed alongside additional freestanding furniture, while a large window provides a pleasant outlook and allows natural light to brighten the space. A full-length triple mirrored wardrobe offers substantial storage and reflects light to enhance the overall sense of openness. The room is further complemented by a radiator, ceiling light fitting, and power points, creating a comfortable and practical main bedroom.

En Suite

2.209m x 2.075m (07'02" x 06'09") Stylish and generously sized en suite featuring tiled flooring and clean, neutral décor. The space includes a walk-in shower with tiled surround and sliding glazed doors, alongside a concealed cistern toilet and vanity unit with integrated wash-hand basin and useful storage below. A chrome heated towel radiator adds both comfort and practicality, while a glazed window to the side provides natural light and ventilation. Additional features include ceiling downlights, extractor fan, wall-mounted mirror with integrated lighting, and a shaver socket, completing this well-appointed en suite.



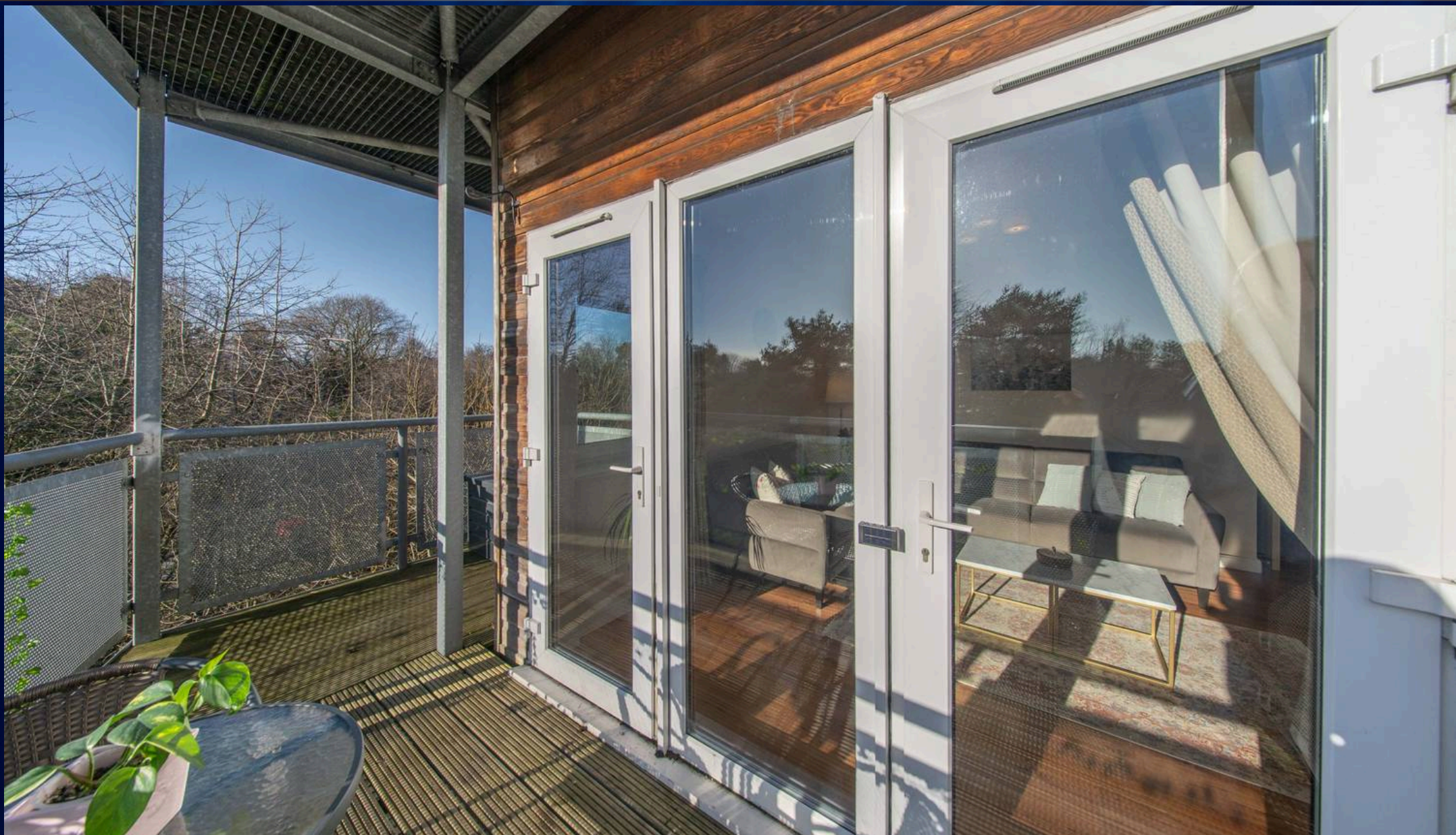


FLOOR PLAN



GROSS INTERNAL AREA
FLOOR PLAN 88.6 m²
TOTAL: 88.6 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





REMAX Property

Remax Property, Remax House – EH54 6TS

01506
418555

• livingston@remax-
scotland.homes



• [www.remax-scotland.homes/estate-
agents/livingston](http://www.remax-scotland.homes/estate-agents/livingston)

Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries. Covered by Consumer Protection from Unfair Trading Regulations 2008.