



DESCRIPTION

Set within a popular residential pocket of Livingston, this bright and well presented two bedroom, second-floor flat offers an excellent opportunity for first-time buyers, investors or those looking to downsize.

The accommodation is accessed via a welcoming entrance hallway, leading into a spacious and light filled open plan living and dining area, ideal for both relaxing and entertaining. The fitted kitchen is well arranged with a range of base and wall-mounted units, providing good storage and functionality.

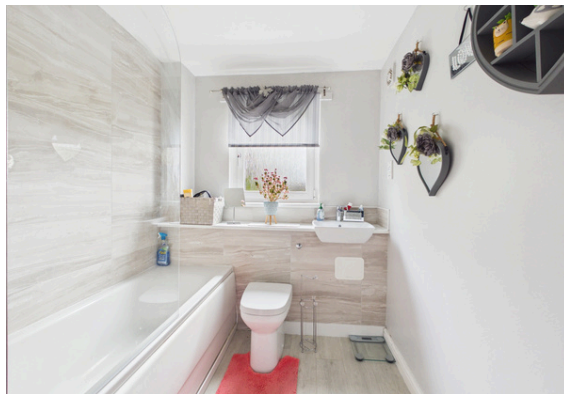
There are two well-proportioned bedrooms, one of which benefits from built-in storage, enhancing practicality. The bathroom is fitted with a three piece suite and includes a shower over the bath.

Further benefits include a peaceful setting surrounded by greenery, offering a pleasant outlook and a sense of privacy, while remaining within easy reach of local amenities and transport links.

Key Features:

- Bright and spacious open-plan living and dining area
- Fully fitted kitchen
- Two well-proportioned bedrooms
- Bathroom with shower over bath
- Welcoming entrance hallway
- Positioned on the second floor
- Peaceful setting surrounded by greenery
- Secure entry system

Viewings by appointment with agent.



LOCATION

The property is ideally located within the centre of Livingston, offering an excellent opportunity for convenient living within this highly sought-after area. The Livingston area benefits from a wide range of local amenities including convenience stores, takeaways and reputable schooling at both primary and secondary level. There are also excellent outdoor spaces nearby, perfect for walking, with local parks and green areas providing ideal spots for families and leisure. Livingston town centre is within walking distance and offers an outstanding range of amenities including major supermarkets, a cinema, bars, restaurants and a wide variety of retail options, including the Livingston Designer Outlet. The area is particularly well suited to commuters, with excellent transport links via the M8 motorway providing easy access to both Edinburgh and Glasgow, as well as regular bus and rail services. The town further benefits from a strong selection of educational facilities, including West Lothian College, making it an attractive location for a wide range of buyers.

