



Floor 0



Floor 1

Approximate total area[®]
1128 ft²
Reduced headroom
13 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



DESCRIPTION

Set within the highly sought after Livingston Village, this beautifully presented three bedroom detached home offers spacious and comfortable living, ideal for families. The property has been well maintained by the current owners and is presented in excellent condition throughout, ready for its next chapter.

The accommodation includes a bright and welcoming lounge/diner, a modern kitchen, and three well-proportioned bedrooms, providing flexible living space and ample storage. The property also benefits from ground floor W.C and stunning family bathroom.

Externally, the home boasts a south-facing landscaped rear garden, perfect for enjoying all-day sunshine, relaxing, or entertaining.

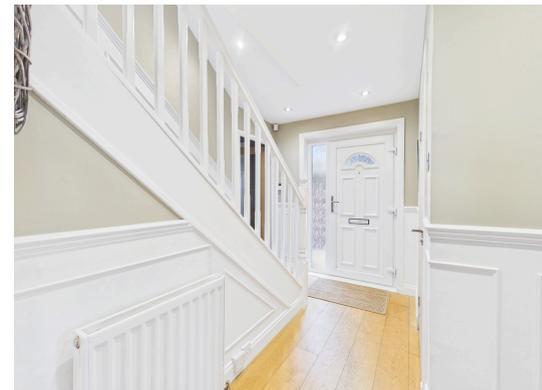
Ideally located, the property falls within the catchment for Livingston Village Primary School and benefits from easy access to local amenities, transport links, and nearby Livingston Centre.

Combining location, presentation, and outdoor space, this is a fantastic opportunity to secure a wonderful family home in a desirable setting. Internal viewing is highly recommended

The property comprises of :

- Welcoming hallway with storage space
- Ground floor WC
- Bright and spacious open plan lounge/diner with doors to garden
- Modern kitchen with separate utility room
- Ground floor bedroom/playroom
- Two double bedroom with fitted wardrobes
- Stylish family bathroom with shower over bath
- South facing landscaped private garden
- Driveway
- Garage with remote control
- Partially floored loft for storage

Viewings by appointment with Gibson Estate Agents
01506 414568



LOCATION

The property is situated in a well established, sought after development. The village offers family restaurant, bar, shops, beauty salon, post office and has an excellent primary school. Almond Valley Heritage centre is right on the doorstep and there are lovely woodland walks and parks to enjoy. The main town of Livingston is enviably close and offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College

