



101 Hawk Brae, Livingston





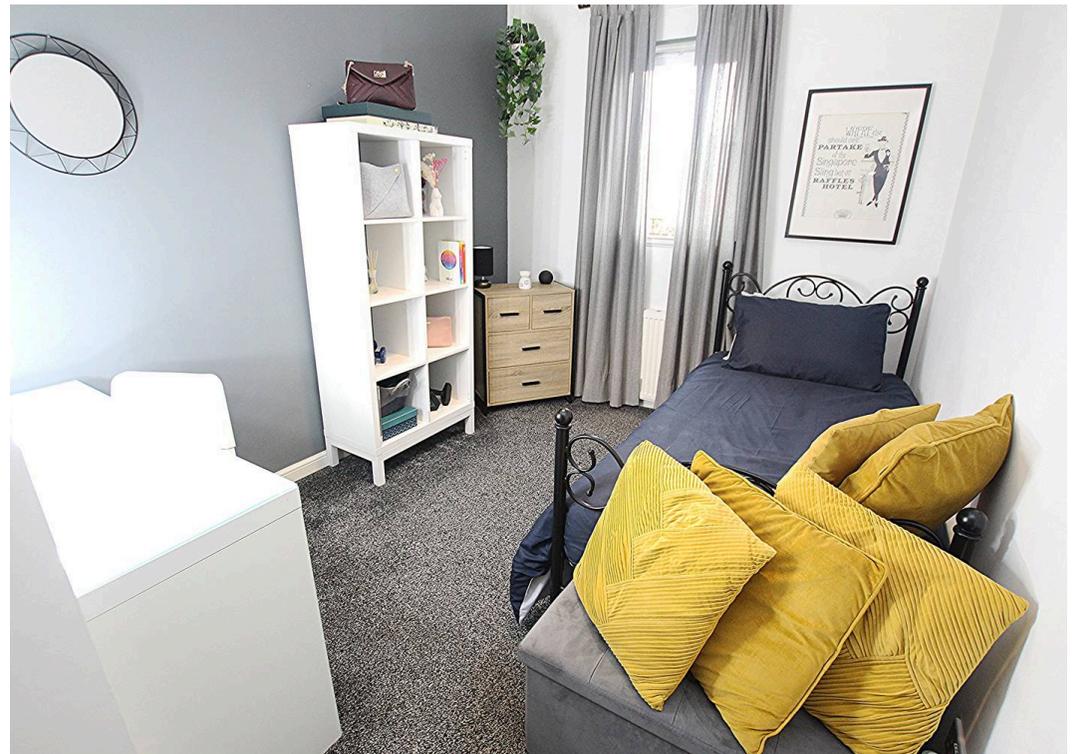
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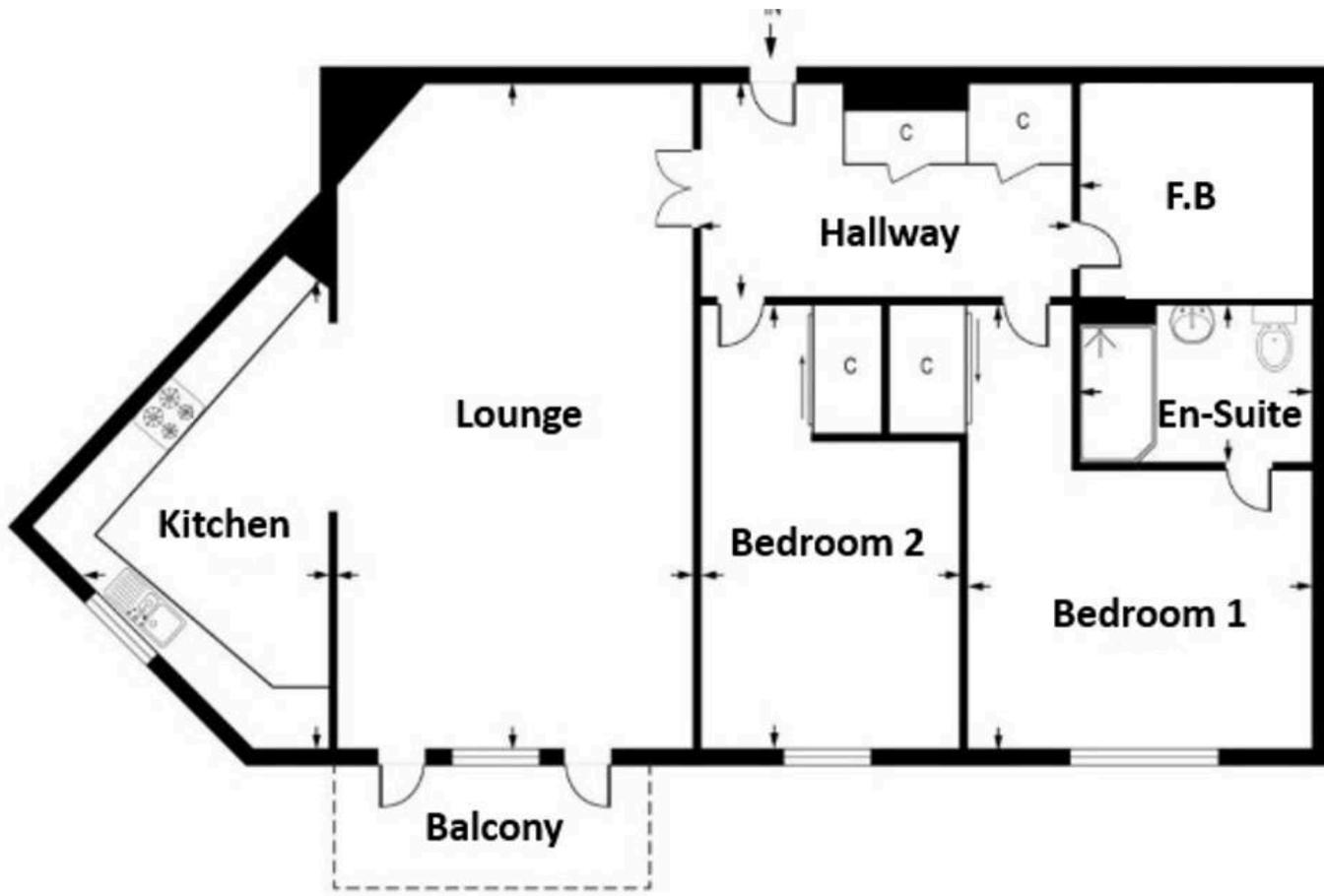
NIALL MCCABE & RE/MAX SELECT (BATHGATE) are delighted to present to the market this exceptional two-bedroom ground-floor apartment, set within the highly sought-after Hawk Brae development in Livingston. The property boasts elegant interiors, a generous internal layout, a private balcony and ample residents' parking. An outstanding first-time purchase or downsizing opportunity - rarely available on the market.

The principal accommodation flows effortlessly from a central hallway, finished in chic neutral tones - setting the tone for what lies beyond. The lounge sits to the right and offers an impressive space, enhanced by high ceilings and access to a wonderful private balcony - an ideal setting to relax and entertain. A well-appointed kitchen lies nearby, featuring an excellent range of base and wall cabinetry, complemented by stylish worktops and a striking splashback design.

Two further bedrooms and bathrooms accompany; the principal bedroom is a generously proportioned double, complete with fitted wardrobes, plush carpeting and fresh wall finishes. From here, you gain access to a beautifully styled modern en-suite shower room. Bedroom two is located nearby and offers flexible use to suit the purchaser's needs. A stunning three-piece family bathroom completes the internal accommodation, featuring a large bathtub set against elegant wall panelling.

Externally, the property benefits from allocated residents' parking, as well as ample visitor parking. The development also features attractive green spaces and well-maintained gardens, which are beautifully kept and complete the setting.





REMAX SELECT – *By Niall McCabe*

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