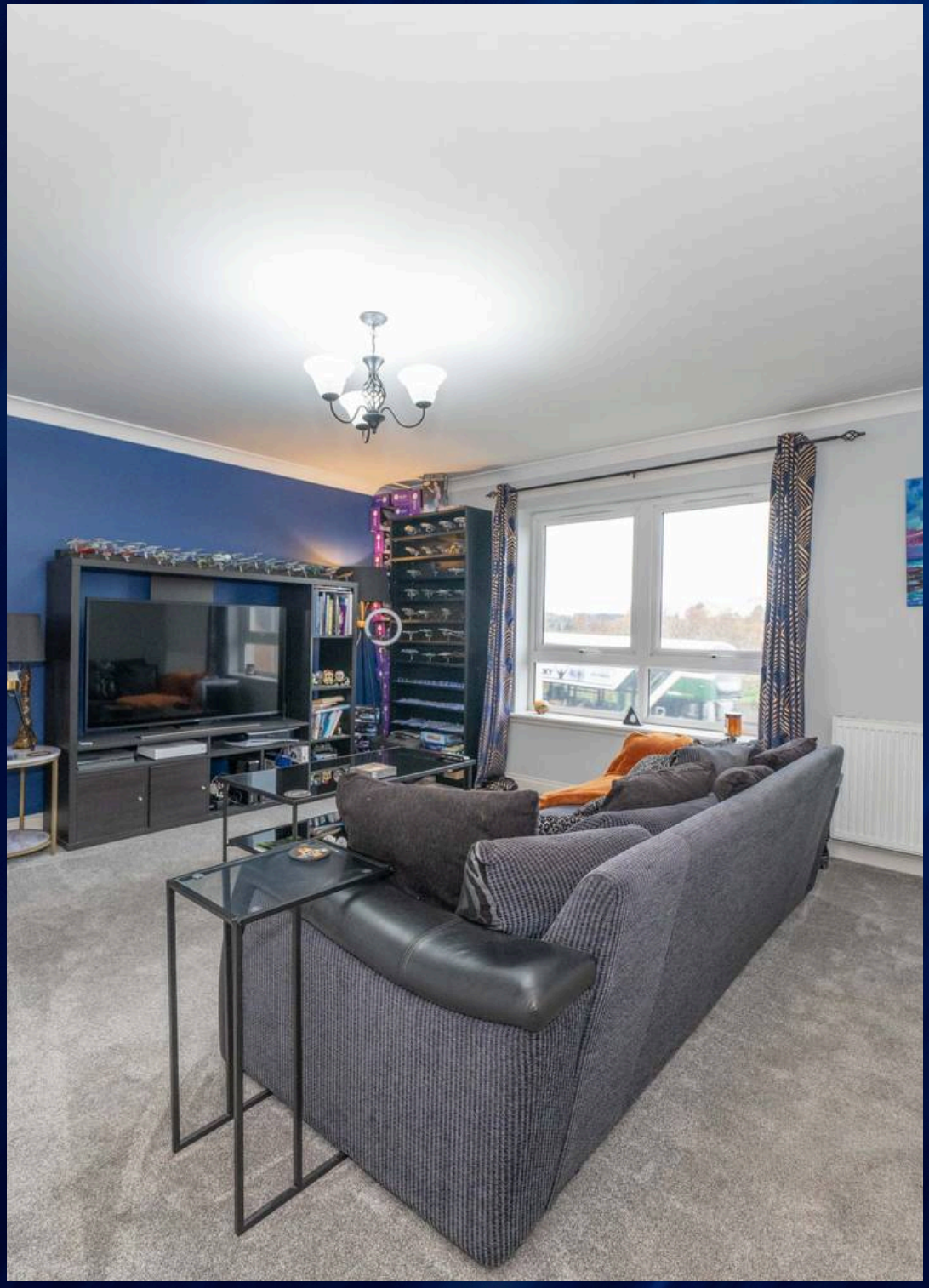


RE/MAX
Property

62 Atholl Way, Livingston

Offers Over £144,000



Derrick Mooney & REMAX property welcomes you to this spacious two bedroom flat, perfect for those looking for comfort and convenience in a sought after location. Step inside and you'll find a generous sized lounge that's ideal for relaxing evenings or entertaining friends. The contemporary kitchen is well equipped and stylish. Both bedrooms are doubles, providing plenty of space. The flat's layout is practical and inviting, with a modern feel throughout and thoughtful touches that add to the overall appeal. The location couldn't be better for commuters, with excellent transport links nearby. Whether you're a first time buyer, downsizer or looking for a smart investment, this flat ticks all the boxes for modern living.

Knightsridge is a highly sought-after residential area in Livingston renowned for its family-friendly atmosphere, excellent amenities and superb connectivity. With a variety of local shops, reputable schools, park and leisure facilities close by, residents enjoy the perfect blend of convenience and lifestyle. The nearby Livingston Centre and Designer Outlet offer extensive retail and dining options, while excellent transport links, including the M8 motorway and nearby rail services, make commuting to Edinburgh and Glasgow effortless. Combining a strong sense of community with outstanding everyday amenities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Lounge
14' 10" x 14' 7" (4.52m x 4.44m)
This inviting lounge offers a comfortable and versatile living space with ample room for a range of furniture layouts. Soft carpeting and neutral décor create a warm, homely atmosphere, while the large front-facing window floods the room with natural light.

Kitchen
12' 7" x 8' 8" (3.84m x 2.63m)
The beautifully presented, modern kitchen is both stylish and exceptionally well equipped, offering an excellent range of quality wall and base units with generous worktop space, making it ideal for everyday cooking and entertaining.

Double Bedroom
16' 1" x 9' 11" (4.89m x 3.02m)
This principal bedroom is a fantastic space to relax and unwind. The room features grey carpeting, mirrored wardrobes providing excellent storage and a rear facing window which floods the room with natural light.

Bathroom
9' 10" x 8' 6" (2.99m x 2.60m)
Modern three-piece white bathroom suite comprising WC, wash hand basin and bath with overhead shower. Finished with white wall tiling, grey vinyl flooring and recessed ceiling spotlights, creating a clean and bright space.

Double Bedroom
12' 4" x 8' 2" (3.76m x 2.49m)
Bright and versatile double bedroom currently utilised as a home office, featuring neutral décor, grey carpeting and a fitted double wardrobe with mirrored sliding doors, providing excellent storage.













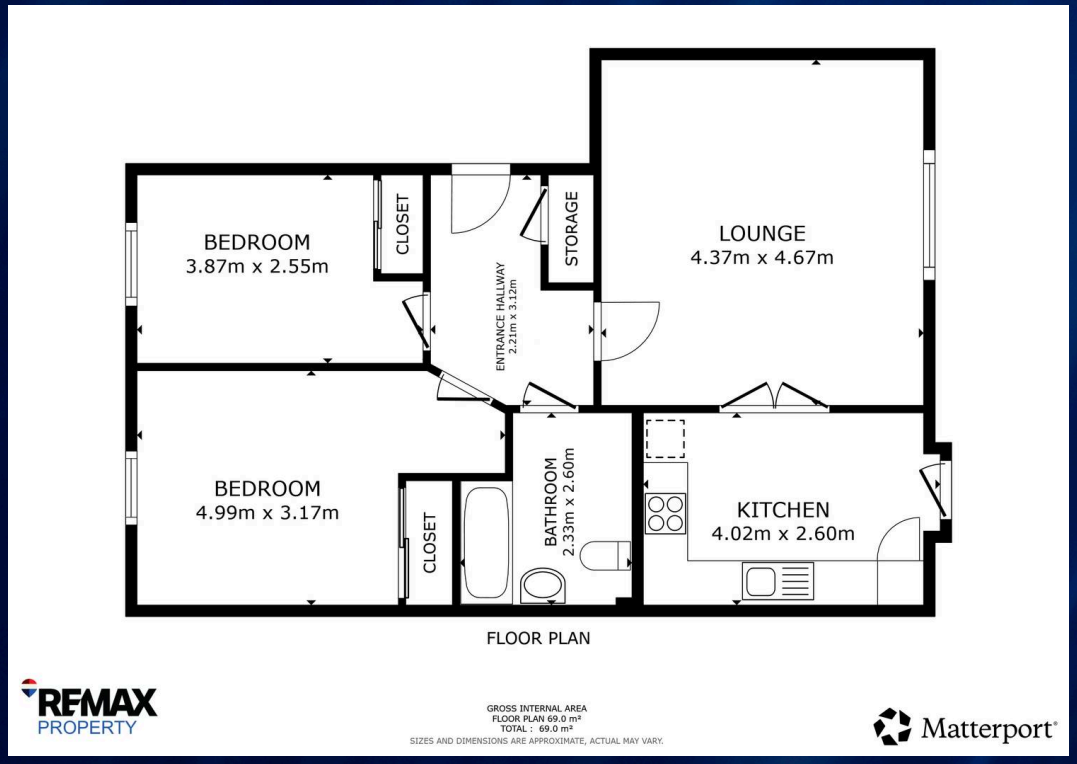
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FLOOR PLAN

RE/MAX PROPERTY

GROSS INTERNAL AREA
FLOOR PLAN 69.0 m²
TOTAL : 69.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



REMAX Property

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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.