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Knightsridge House, Livingston, EH54 8NA

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Knightsridge House, Livingston



Occupying part of the lower ground and ground-floor levels of an imposing B-listed Georgian building this characterful two-bedroom duplex apartment combines the proportions and charm of a period property with comfortable contemporary living.

The ground floor opens into a welcoming hallway and leads to a generously proportioned living room, where high ceilings, excellent natural light and a feature fireplace create an attractive main reception space. Across the hall, the contemporary dining kitchen offers plenty of room for both cooking and relaxed dining, while a WC and useful storage complete this level.

On the lower-ground floor are two double bedrooms and the family bathroom. The principal bedroom is particularly impressive, benefiting from its own walk-in dressing room, en-suite shower room and French doors providing direct access to the gardens. The second bedroom also includes built-in storage.

Outside, the property enjoys beautifully maintained communal gardens and residents' parking, all within a peaceful setting beside Deer Park Golf & Country Club. Livingston North Railway Station is within walking distance, while convenient access to the M8 makes this an excellent location for commuting.

What's special about this house

- Impressive duplex apartment set within a characterful B-listed Georgian mansion house.
- Generously proportioned living room with high ceilings and plenty of space for relaxing and home working.
- Contemporary dining kitchen offering a sociable space for everyday dining.
- Spacious principal bedroom with walk-in dressing room, private en-suite shower room and French doors with direct access to gardens.
- Beautifully maintained communal gardens creating a peaceful and established setting.
- Deer Park Golf and Country Club is on your doorstep, allowing the new owner to take full advantage of its exclusive recreational facilities.
- Residents' parking within the development.



Location and Amenities

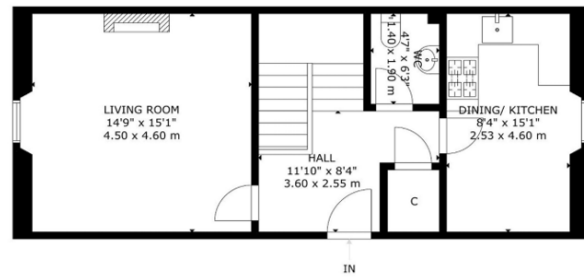
- Catchment for Carmondean Primary School and St John Ogilvie RC Primary School , and Deans Community High School and St Margaret's RC Academy. A short drive from West Lothian College and St John's Hospital.
- Opposite the exclusive Deer Park Golf and Country Club housing a prestigious 18-hole course, beauty salon, thermal spa, swimming pool, gym, squash courts, and fitness classes.
- The Centre Livingston and Livingston Designer Outlet are a short ten-minute drive.
- Ideal commuter location close to the M8 with easy access to Edinburgh (18 miles) and Glasgow (31 miles); the M9 is a short drive.
- Livingston North Railway Station with regular and swift links to Edinburgh and Glasgow is a five-minute drive.
- Edinburgh International Airport is just ten miles from the property.

Extras

All floor coverings, light fittings, blinds, curtains, oven/hob, fridge/freezer, and fire in living room are included

Home Report valuation	£245,000
Internal floor area	102m ²
School catchment	Carmondean Primary School and St John Ogilvie RC Primary School, Deans Community High School and St Margaret's RC Academy
Council tax band	Band E
EPC Rating	Band E
Train station	Livingston North

GROUND FLOOR



LOWER GROUND FLOOR

Dimensions

Ground Floor

Living Room	4.50 x 4.60m
Dining/Kitchen	2.53 x 4.60m
WC	1.40 x 1.90m

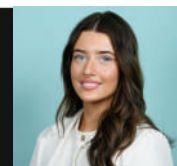
First Floor

Bedroom 1	4.35 x 2.94m
En-suite	2.40 x 1.40m
Walk-in Wardrobe	1.86 x 1.45m
Bedroom 2	2.80 x 3.36m
Bathroom	2.23 x 2.58m

NOT TO SCALE AND MEASUREMENTS ARE ONLY APPROXIMATE. For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Pioneers in Property



Ava Steele
Property Manager

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.