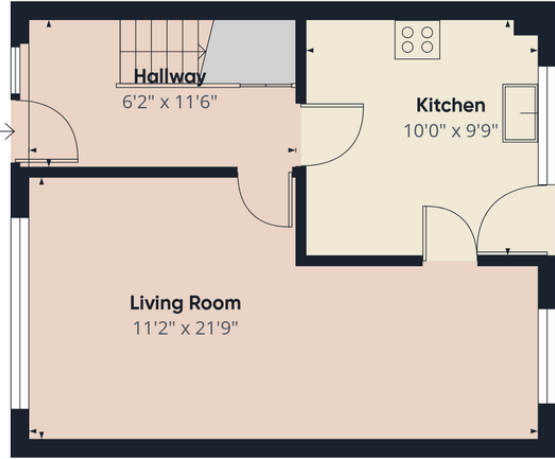
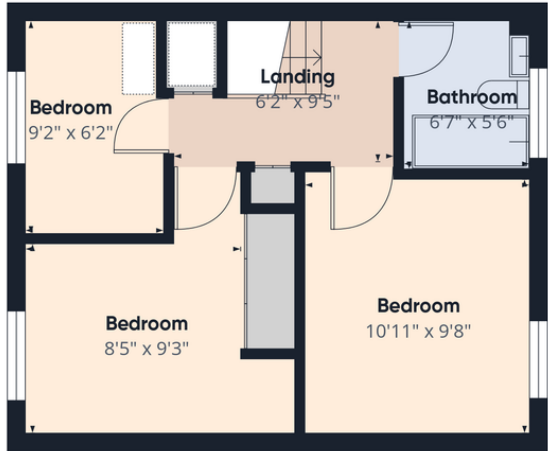




Floor 0



Floor 1

Approximate total area^m
730 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



DESCRIPTION

Beautifully presented throughout, this stylish three-bedroom home offers bright, contemporary living spaces and a fantastic layout designed for modern family life. With tasteful interiors, generous room sizes and excellent outdoor space, it's a home that's ready to move into while still offering plenty of opportunity to make it your own over time.

The heart of the home is the wonderfully spacious open-plan living and dining area. Flooded with natural light from large windows to both the front and rear, this welcoming space is perfect for everything from cosy evenings on the sofa to hosting family and friends. Its open layout creates a fantastic sense of space while allowing everyday life to flow effortlessly.

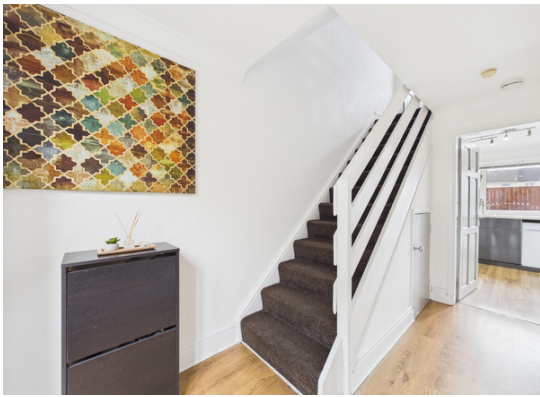
The modern kitchen is both sleek and practical, finished with stylish dark cabinetry, contrasting worktops and ample storage. Overlooking the rear garden, it provides plenty of workspace while remaining bright and inviting—ideal for busy family mornings or preparing meals while staying connected with the rest of the home.

Upstairs, three well-proportioned bedrooms provide excellent flexibility for a range of buyers. The principal bedroom offers a peaceful retreat with generous proportions and fitted wardrobes, while the additional bedrooms are perfectly suited for children, guests, home working or hobby spaces. A contemporary family bathroom, complete with a shower over the bath, completes the upper floor.

Stepping outside, the rear garden has been thoughtfully designed to create a fantastic extension of the home. A generous decked seating area is perfect for summer barbecues, entertaining or simply enjoying a quiet morning coffee, while the low-maintenance garden beyond provides additional outdoor space.

Combining stylish interiors, flexible living space and a move-in-ready finish, this is a fantastic opportunity for first-time buyers, young families or anyone looking for a home that offers comfort, practicality and space to grow.

- Key Features
- Stylish three-bedroom terraced home
 - Bright open-plan living and dining area
 - Modern fitted kitchen with ample storage
 - Contemporary family bathroom with shower over bath
 - Three well-proportioned bedrooms
 - Excellent natural light throughout
 - Generous decked garden perfect for entertaining
 - Low-maintenance rear garden
 - Move-in-ready accommodation
 - Ideal for first-time buyers and growing families



LOCATION

Livingston is one of West Lothian's most popular places to call home, offering the perfect balance of convenience, green open spaces and excellent transport links. Popular with first-time buyers, professionals and growing families alike, the area has a welcoming community feel with everything you need close at hand.

Residents benefit from a fantastic selection of local amenities, including supermarkets, cafés, gyms and well-regarded schools, while Livingston Designer Outlet and The Centre provide an excellent choice of shopping, restaurants and leisure facilities just a short drive away. For those who enjoy spending time outdoors, nearby parks, woodland walks and Almondell & Calderwood Country Park offer plenty of opportunities to enjoy nature.

With easy access to the M8 motorway, regular bus services and nearby rail links to both Edinburgh and Glasgow, Livingston is perfectly placed for commuters while still offering a relaxed pace of everyday life. Combining modern convenience with a friendly neighbourhood atmosphere, it's a wonderful place to put down roots and feel at home.

