



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area[®]
1086 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



DESCRIPTION

This terraced home in Livingston offers a fantastic opportunity for buyers looking to put their own stamp on a property and create a home that suits their style and needs. With generous room sizes, a flexible layout and plenty of potential, it could be an ideal project for investors or anyone looking for their next renovation opportunity.

The property welcomes you through a bright sunroom, a lovely additional space with plenty of potential to make the most of the garden views. This leads through to the kitchen, with a hallway providing access to the spacious living room, offering plenty of room to relax, unwind or entertain family and friends. A ground-floor bathroom, complete with bath and WC, adds to the home's everyday practicality.

Upstairs, there are two well-proportioned bedrooms, along with a separate box room which could make a great home office, study or hobby space. An additional WC on this floor is another welcome feature.

Outside, the property benefits from a rear garden with scope to create an inviting outdoor space, whether you have green fingers or simply want somewhere to enjoy the warmer months. A detached garage provides useful additional storage or space for those with hobbies and projects.

While the property would benefit from modernisation throughout, it offers an exciting opportunity to add value and make the most of its existing space and layout.

Whether you're looking for a renovation project, an investment opportunity or a home you can make your own, this property is well worth a closer look.

Key features include:

- Terraced home in a convenient Livingston location
- Spacious living room with plenty of potential
- Kitchen with access from the sunroom
- Bright sunroom overlooking the rear garden
- Two well-proportioned bedrooms
- Additional box room, ideal for a home office or study
- Ground-floor bathroom with bath and WC
- Separate upstairs WC
- Rear garden with scope for improvement and personalisation
- Detached garage providing valuable additional storage



LOCATION

Pentland Park is situated within the established residential area of Craigshill, Livingston, offering a convenient setting with a wide range of local amenities close at hand. Nearby shops, supermarkets, schools and green spaces make it an appealing location for a variety of buyers, while the wider town provides an excellent choice of shopping, dining and leisure facilities, including The Centre and Livingston Designer Outlet. Residents can also enjoy nearby parks and walking routes, ideal for getting outdoors and enjoying the surrounding green spaces. For commuters, Livingston benefits from excellent road links via the M8, providing convenient access to both Edinburgh and Glasgow, alongside regular bus and rail services connecting the town with the wider region. Combining everyday convenience with excellent transport links, this location offers a practical and well-connected place to call home.

