



Livingston | Westwood Park | Fixed Price £235,000

Fabulous, extended 3-bedroom semi-detached home, featuring two reception rooms, a private driveway, and a garage. Perfect for modern living.



Nestled within the leafy enclave of Westwood Park, Livingston, this splendid extended, three-bedroom semi-detached property at number 66 is an ideal abode for families yearning for a harmonious blend of comfort and convenience.

Upon arrival, the driveway, offering ample space for several vehicles and leads to a welcoming garage. The property greets you with a warm entrance hallway, adorned with a capacious storage cupboard and tasteful laminate flooring, accented by chic wallpaper. This inviting space provides a prelude to the generously proportioned lounge/diner, which bathes in natural light. With its soothing neutral palette, it presents the perfect canvas for family gatherings and intimate dinners.

The adjoining kitchen boasts an array of modern cream units, complemented by sleek integrated appliances and stylish metro tile splashbacks. Seamlessly extending from the kitchen is a versatile family room, lending itself beautifully as a dining space, playroom, or home office, with the added bonus of garden access.



Upstairs, the tranquillity of the carpeted bedrooms awaits. The master bedroom, exuding elegance with its sophisticated wall panelling, and two additional bedrooms all benefit from built-in storage. The chic family bathroom, complete with a pristine white suite, shower, and contemporary wet wall panelling, serves as a serene retreat.

Externally, the property does not disappoint. The chipped front garden enhances kerb appeal, while the secure rear garden, a lush haven, offers a paved patio and is accompanied by a practical shed, perfect for outdoor living.

Enhanced by gas heating and double glazing throughout, this superb family home is situated a stone's throw from Livingston North train station and vital motor links, making it an unmissable opportunity for those seeking a life of ease and style.





Extras: Floor covering, window fittings, light fittings, integrated appliances, washing machine, and the garden shed.

Location: Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty.

At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents and visitors alike. From high-street retailers to quaint boutiques, there's something to cater to every taste and preference.

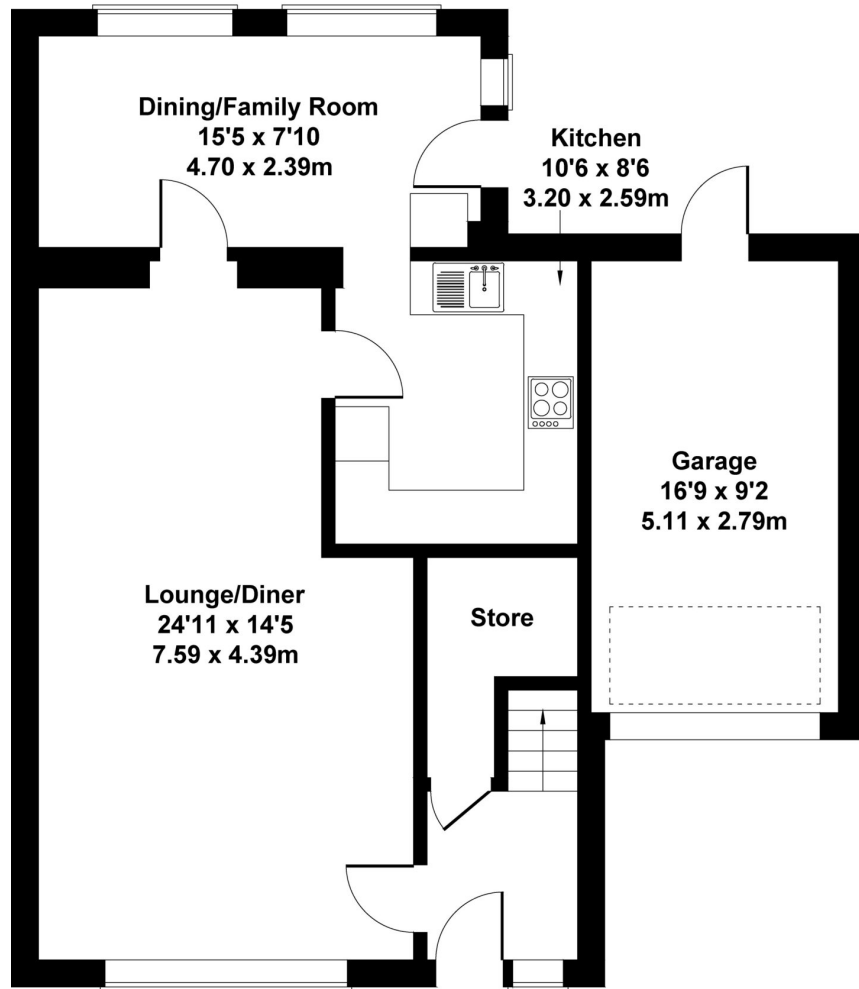
Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

The town's well-planned layout incorporates schools, healthcare facilities, and community centres, ensuring that residents have access to essential services within easy reach.

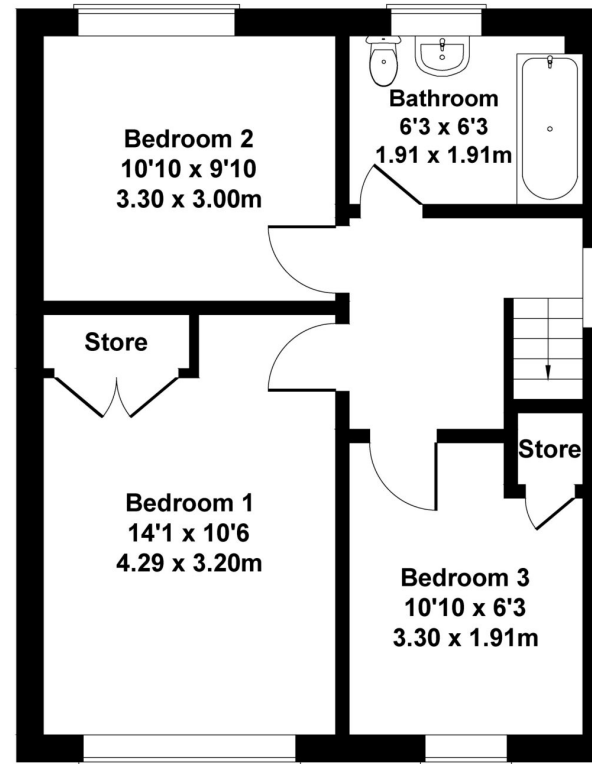


66 Westwood Park

Approximate Gross Internal Area
1335 sq ft - 124 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Notes: Prospective purchasers are requested to note formal interest with Hometown Estate Agents as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest, or any, offer. These particulars are believed to be correct, but their accuracy is not guaranteed, and they do not form part of any contract. Dimensions are taken at the widest and longest points and are approximate. Photos may have been taken with a wide angle lense and images may have been subject to digital editing. Moveable items or electrical goods illustrated are not included within the sale unless specifically included in writing. We have not tested the electricity, gas or water services, heating systems or any appliances. No Warranty is implied or given.



All Enquiries

Telephone: 01506 500 999

E: info@hometownestateagents.co.uk

W: hometownestateagents.co.uk

