



Livingston | Corston Park | Fixed Price £140,000

3 Bedrooms, boxroom and great storage, perfect for first-time buyers or a growing family.



Welcome to 9 Corston Park, a spacious terraced house nestled in the much-sought-after Craigshill area of Livingston, West Lothian. This delightful property presents an exceptional opportunity for first-time buyers and families seeking to create their own cosy nest in a friendly neighbourhood.

This unique split-level house boasts generous proportions and is cleverly designed to maximise space and storage. Upon ascending the stairs, you'll be greeted by a bright and airy lounge, bathed in natural light with enchanting views over the serene Almond Park, perfect for tranquil strolls. The adjacent master bedroom is a spacious double with ample room for freestanding furniture, and the accompanying shower room features a crisp white suite, with tiled walls and floor.

On the lower level you will find the kitchen/diner which not only provides plenty of room for culinary exploits but also accommodates a dining area for family meals, with doors opening out to the rear garden. This outdoor space is a low-maintenance space, paved and safely enclosed, ideal for both children and pets.



Two additional generous bedrooms, a versatile boxroom suitable for storage or a home office, and a practical cloakroom with a WC and sink complete the appeal of this residence. The property further benefits from efficient gas heating and double glazing throughout, ensuring comfort all year round.

9 Corston Park represents a fantastic canvas for those looking to imprint their personal style and create lasting memories. Don't miss the chance to make this house your home, an opportunity for a beautiful start in a lovely setting.





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.

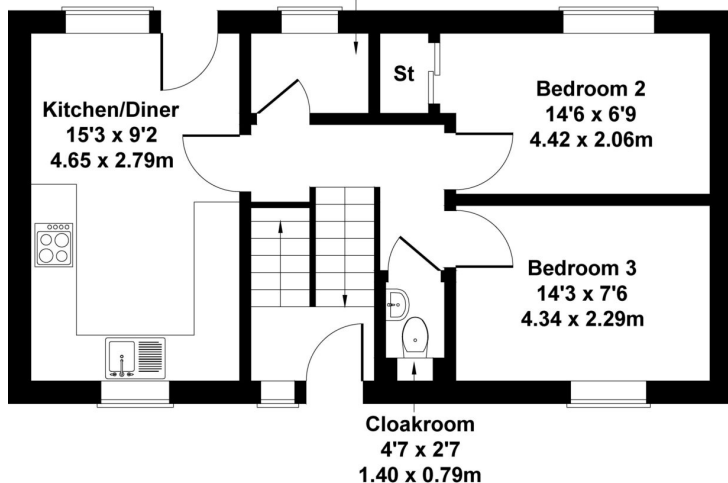
The town's well-planned layout incorporates schools, healthcare facilities, and community centres, ensuring that residents have access to essential services within easy reach.



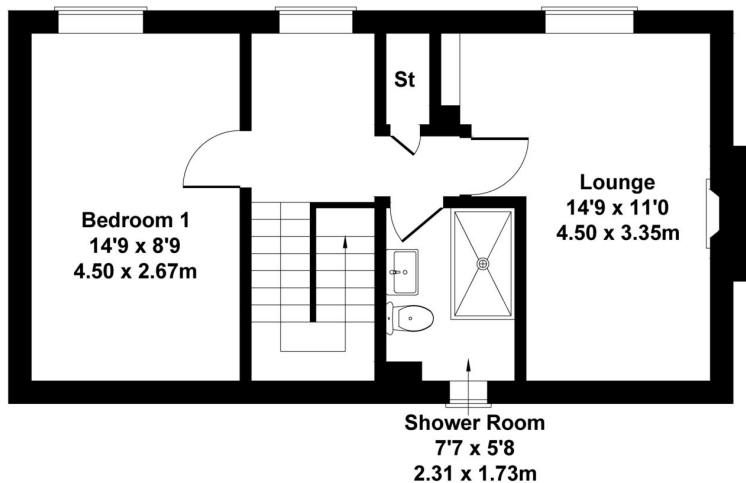
9 Corston Park, Livingston

Approximate Gross Internal Area
910 sq ft - 85 sq m

Box Room/Store
6'0 x 4'0
1.83 x 1.22m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
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All Enquiries

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