



Livingston | Heatherbank | Offers Over £170,000

An expansive 127 sqm home offering versatile living spaces across two floors.



Presenting a superb opportunity for families seeking an ample living space, 63 Heatherbank in the heart of Ladywell, Livingston, is an end-terraced home spread across 127 square metres, this expansive five-bedroom home offers a blend of functionality and space, suited for the bustling family life.

Upon entering, you are welcomed by an entrance vestibule leading to the hallway, providing access to the home's core areas including the kitchen, a sizeable lounge, and a practical cloakroom. The lounge, with its dual aspect windows, bathes the room in natural light, complemented by laminate flooring and neutral walls, creating an inviting atmosphere for relaxation and family gatherings. A cloakroom with a white w.c. and sink sits conveniently by the front window. The hallway provides two large store cupboards for your belongings to be neatly stored away.

The kitchen, is well-equipped with base and wall units, integrated oven, hob, and space for a free-standing fridge/freezer, washing machine and dryer. It adjoins a dining room that could effortlessly serve as an office or playroom, reflecting the versatile nature of this residence.



Upstairs, a spacious landing connects to five generously proportioned bedrooms, three of which boast built-in storage, offering a plethora of space for both family and guests. The family bathroom is fitted with a white three-piece suite, including a bath with an overhead shower. You will also find another large store cupboard which also houses the boiler.

The outdoor space does not disappoint, featuring gardens at both the front and rear. The front garden is laid to lawn, while the enclosed rear garden presents a lawn with a patio area perfect for leisure and entertainment. Additionally, there is generous space to the side that is paved and allows car access to the rear.

Benefiting from a new roof as of February 2024, gas heating, and double glazing, this substantial property is a true family treasure in the sought-after location of Livingston.



Extras: Floor coverings, blinds, integrated oven, hob and free-standing fridge/freezer (no warranty)



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.

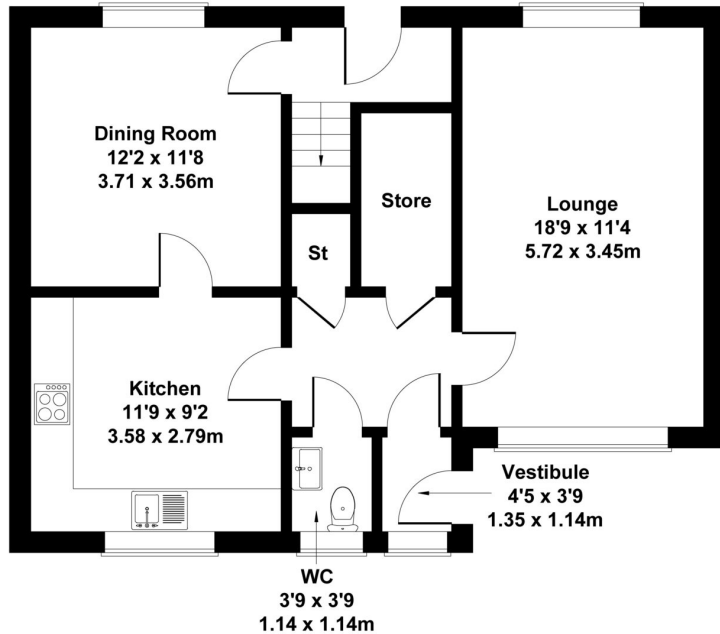
Livingston is blessed with an abundance of green spaces and recreational facilities. The picturesque Almondell & Calderwood Country Park provides a tranquil escape from the urban bustle, with its wooded trails, riverside walks, and picnic areas.

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

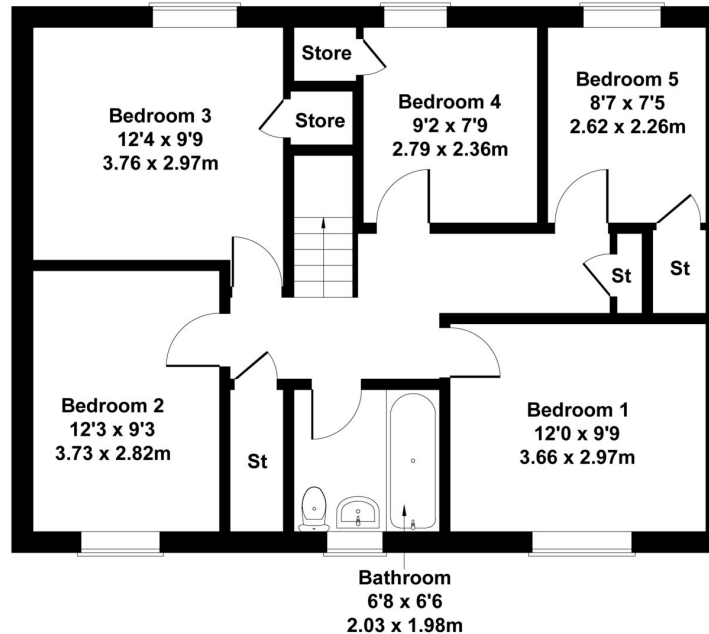


63 Heatherbank, Livingston

Approximate Gross Internal Area
1437 sq ft - 134 sq m



GROUND FLOOR



FIRST FLOOR

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

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