



Livingston | Hawk Brae | Fixed Price £145,000

A spacious 2-bedroom second-floor apartment in a sought after location, boasting the luxury of an en suite, private balcony, and excellent transport links.



Nestled in the vibrant heart of Livingston, West Lothian, lies a modern marvel of residential living - Apartment 122 Hawk Brae. This contemporary second-floor sanctuary is ideal for both first-time buyers and astute investors, seeking a property that merges convenience with style.

As you enter through the secure entry system, you're greeted by a welcoming hallway, featuring two generous storage cupboards to keep your belongings neatly tucked away, ensuring clutter-free living. The lounge, a haven of tranquillity, boasts neutral decor and plush carpeting, inviting you to unwind in comfort. Double doors reveal a charming balcony, the perfect nook for sipping your morning coffee or enjoying an evening refreshment under the stars while soaking in the fresh air.

The kitchen is thoughtfully designed and well-equipped, boasting a range of base and wall-mounted units with coordinating worktops and splashback tiling that add a modern touch. Integrated appliances include an oven, gas hob, stainless steel extractor hood, microwave, dishwasher, and fridge/freezer. There is also space for a freestanding washing machine, which is also included in the sale, making this kitchen highly practical.

The master bedroom, a generous retreat, features mirrored fitted wardrobes and soft, calming tones, ensuring restful nights. The added luxury of an en-suite shower room, complete with contemporary fittings and tasteful wet wall panelling, makes for a serene space to refresh and rejuvenate.

Bedroom two, another spacious double, continues the theme of comfort with built-in mirrored wardrobes and carpeting. The main bathroom is spacious and practical, comprising a white WC, wash hand basin, and a bath with splashback tiling and a tiled floor, creating a clean and contemporary finish.

With gas heating, double glazing, ample residents parking, and additional visitor spaces, this apartment is a testament to modern living. Located a stone's throw from Livingston North train station and with easy access to motor links, 122 Hawk Brae is more than a home-it's a lifestyle waiting to be embraced. This modern apartment offers a fantastic chance to enjoy comfortable, contemporary living in a well-connected location, perfectly suited to those starting out or seeking a secure investment.





Extras: Floor coverings, blinds, sofa in the lounge, integrated oven, hob, hood, microwave, fridge/freezer and free-standing washing machine.

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.

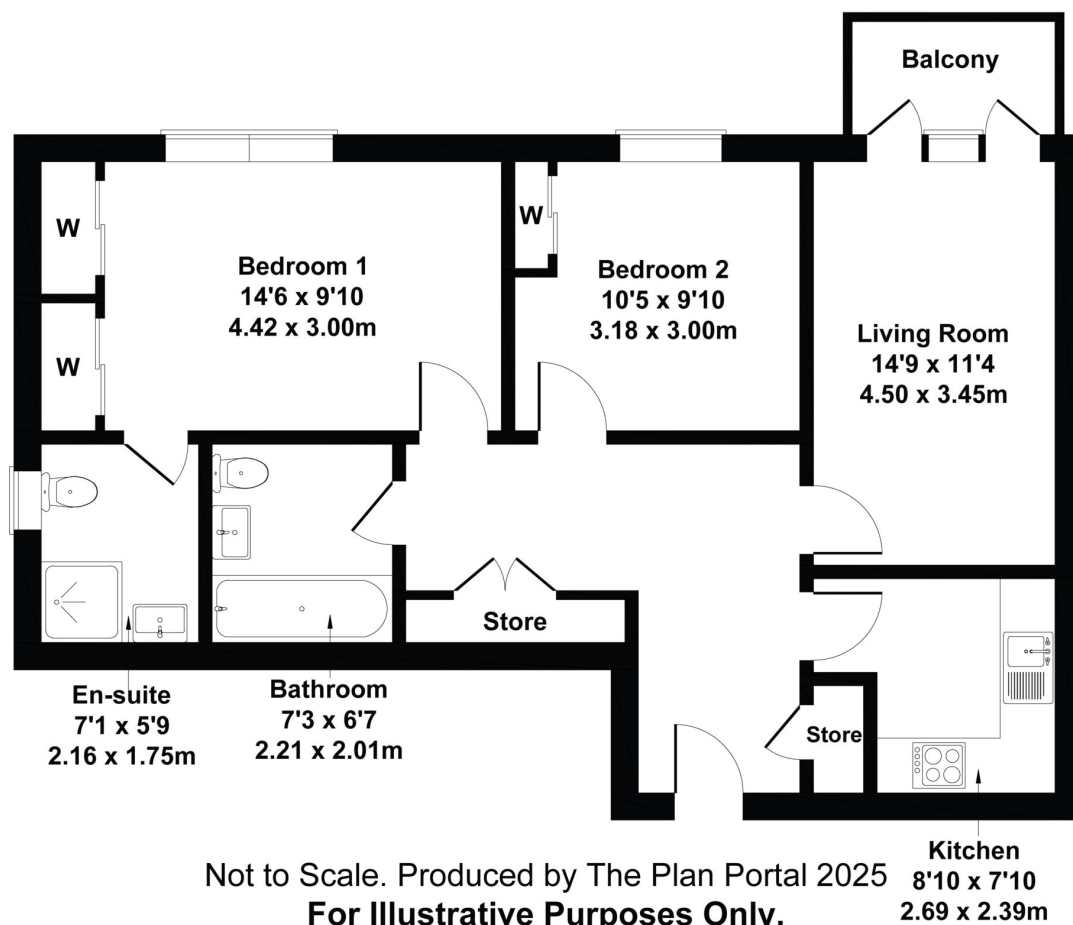


The town's well-planned layout incorporates schools, healthcare facilities, and community centres, ensuring that residents have access to essential services within easy reach.



122 Hawk Brae, Livingston

Approximate Gross Internal Area
736 sq ft - 68 sq m



All Enquiries

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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.