



## **Livingston | Victoria Street | Offers Over £74,000**

**A beautifully refurbished, move-in ready first-floor apartment offering bright, modern living. An ideal first-time purchase or buy-to-let opportunity with strong rental appeal.**





This beautifully presented first-floor, move-in-ready apartment offers bright, spacious accommodation and has been fully refreshed throughout, making it an ideal purchase for anyone looking for a modern, low-maintenance home. The property is available chain-free and is suitable for cash buyers only due to restricted mortgage lending.

The front door opens into a welcoming entrance vestibule where two excellent storage cupboards provide practical space for everyday essentials. From here, a door leads into the main lounge, a bright and airy room with fresh white decor and soft neutral carpeting. The lounge forms the central hub of the home, offering access to the second reception room, the kitchen and the inner hallway, which leads to the bedrooms and shower room.

The newly fitted kitchen has been designed in a clean, contemporary style. High-gloss white base and wall units are paired with striking black worktops, and the integrated oven and hob complete the sleek specification. The space is finished with an attractive herringbone-style vinyl floor that enhances the modern feel.



A particularly appealing feature of the property is the second reception room, a versatile space that can serve perfectly as a home office, dining room or playroom. With neutral carpeting and white walls, it provides excellent flexibility to suit a variety of lifestyles.

There are two generous double bedrooms, both finished in light, neutral tones to create calm and inviting spaces. One-bedroom benefits from a built-in storage cupboard, and both offer ample space for free-standing furniture.

The newly installed shower room has been finished to a high standard with a modern white three-piece suite comprising a WC, wash hand basin and shower cubicle. Stylish wet-wall panelling and matching herringbone vinyl flooring complete the contemporary design.

Further benefits include double glazing and brand-new electric heaters throughout, offering efficient and reliable heating.

Externally, the property enjoys ample on-street parking in addition to a garage, and is positioned within an area surrounded by green space, creating a pleasant environment and an appealing outlook.

This is a superb opportunity for a buyer seeking a fresh, modern home that is ready to move into with nothing further to do and also makes an ideal buy-to-let opportunity.





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.

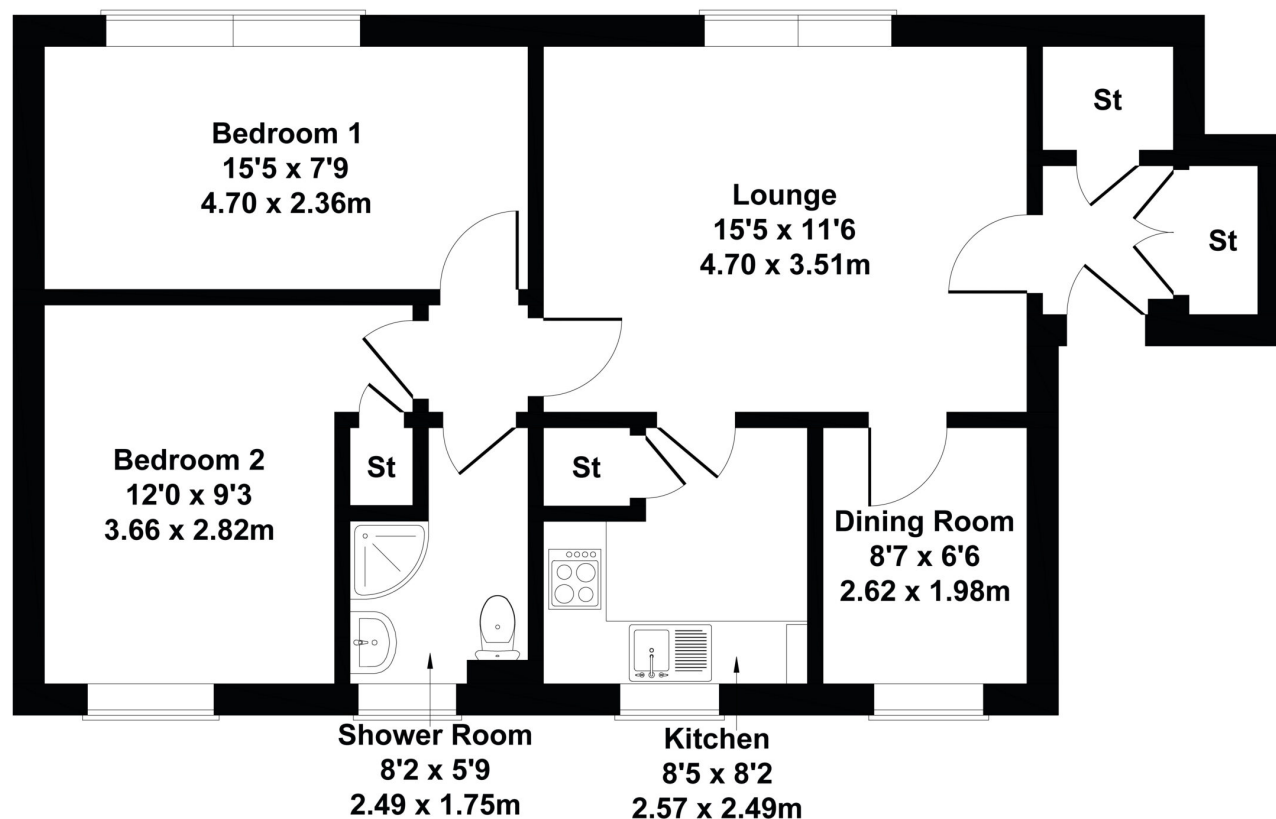




# 54 Victoria Street, Livingston

Approximate Gross Internal Area

690 sq ft - 64 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



## All Enquiries

Telephone: 01506 500 999

E: [info@hometownestateagents.co.uk](mailto:info@hometownestateagents.co.uk)

W: [hometownestateagents.co.uk](http://hometownestateagents.co.uk)



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.