



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

**A sharp, modern two-bed apartment with a brand-new kitchen, double shower room and fresh decor throughout-move-in ready.**





This immaculately refreshed first-floor apartment offers bright, airy living spaces and a true move-in-ready interior. Finished throughout in modern, neutral tones, it's the perfect low-maintenance option for anyone seeking a contemporary home. The property is offered chain-free and is available to cash buyers only due to lending restrictions.

The entrance hallway provides access to all rooms and includes two storage cupboards, ideal for keeping the home organised.

The spacious lounge enjoys soft neutral decor and new carpeting, creating a comfortable and versatile setting for relaxing or entertaining.

The newly installed kitchen delivers a sleek, modern look with high gloss white cabinetry contrasted by bold black worktops. There is an integrated oven and hob, space for a washing machine and fridge/freezer, and room for a small dining table. The striking herringbone-bone style vinyl flooring adds to the contemporary feel.



There are two well-proportioned bedrooms, both finished in calming, neutral colours. Each bedroom features built-in wardrobes, providing excellent storage without compromising floor space.

The upgraded shower room has been fitted to a high standard, complete with a modern white three-piece suite including WC, wash hand basin, and a double shower. Co-ordinated wet wall panelling and matching herringbone flooring complete the stylish finish.

Additional benefits include new double-glazed windows and brand-new electric heaters, ensuring reliable warmth throughout the year. Externally, the property enjoys plentiful parking.

This fantastic apartment represents an excellent opportunity for those seeking a freshly updated, ready-to-move-in home, and would also make a strong buy-to-let investment thanks to its condition, layout, and low-maintenance design.





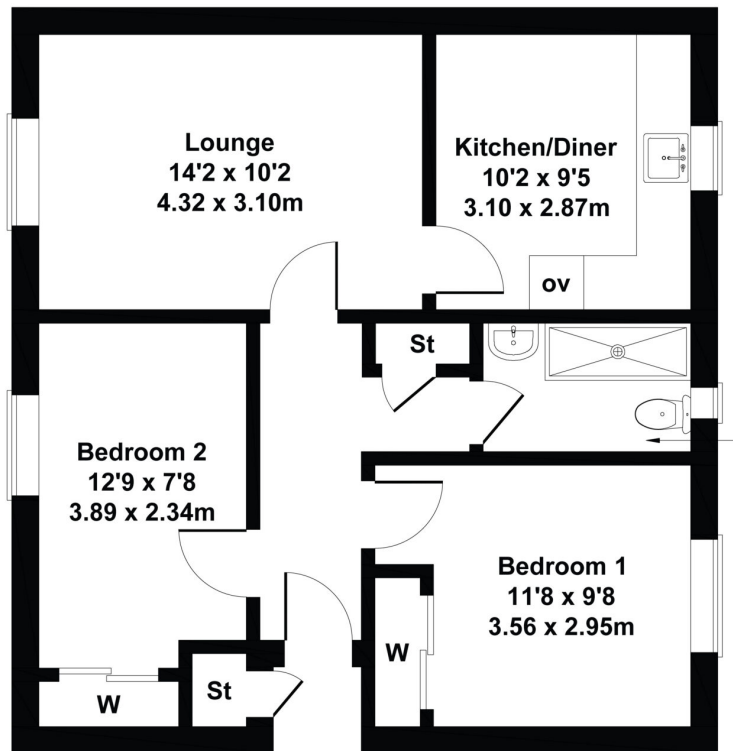
Location: Livingston is a vibrant town brimming with charm and modernity. Situated just a short drive from Edinburgh, Livingston offers a perfect blend of urban amenities and natural beauty. At the heart of Livingston lies its bustling town centre, its range of shops, cafes, and restaurants beckon residents 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.



## 28 Melbourne Street, Livingston

Approximate Gross Internal Area  
601 sq ft - 56 sq m

Shower Room  
7'8 x 4'9  
2.34 x 1.45m



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



### 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.