



23 Jones Green, EH54 8QB

Livingston -







Situated within a popular and well-established cul-de-sac, this well-presented semi-detached home offers move-in-ready accommodation in a highly convenient location, ideally placed for easy access to Livingston North Train Station and the motorway links - perfect for commuters and families alike.

The property immediately impresses with its attractive red brick facade and pretty exterior. To the front, the garden is neatly laid to lawn with a paved pathway and attractive raised planters for flowers and shrubs, adding colour and character to the approach. A driveway to the side provides excellent off-street parking and leads to gated access to the garage and rear garden. The setting is peaceful and family-friendly, with the street itself continuing to prove popular with buyers seeking a convenient yet residential location.

A welcoming entrance hall sets the tone for the home within, featuring hardwood flooring flowing through the hallway, while a carpeted staircase rises to the upper landing. A door from the hallway leads into the bright and inviting front-facing lounge, a lovely space to relax and unwind. Decorated in fresh neutral tones, the room enjoys an abundance of natural light, creating a warm and comfortable atmosphere.

To the rear, the well-equipped fitted kitchen offers an excellent range of base and wall-mounted units along with generous worktop space. French doors open directly onto the rear garden, enhancing the connection between indoor and outdoor living and making the space ideal for entertaining during the warmer months. The kitchen includes space for a free-standing cooker (included in the sale) and fridge freezer, while an integrated washing machine is also included (no warranty provided on white goods). Additional features include a large pantry/store cupboard, stylish feature splashback and practical laminate flooring.

Upstairs, the property continues to impress with two generously proportioned double bedrooms and a family bathroom. Bedroom one is positioned to the front and offers an excellent double-sized room complete with fitted mirrored wardrobes spanning one wall, cosy fitted carpeting and crisp white decor. Bedroom two overlooks the rear garden and is another spacious double bedroom benefiting from a built-in wardrobe which also houses the boiler, along with fresh neutral decor and carpeting. A hatch from the landing provides access to the loft space.

The family bathroom is finished in a clean, timeless style and comprises a white three-piece suite including WC, wash hand basin and bath with shower positioned above. Crisp white tiling completes the space beautifully.

Externally, the rear garden is a real highlight of the home – fully enclosed, secure and designed with ease of maintenance in mind. A combination of paving and decorative chips creates a lovely outdoor setting to enjoy throughout the summer months. A side door provides direct access to the garage, which benefits from both power and light, and the garage also has a traditional up-and-over door to the front.

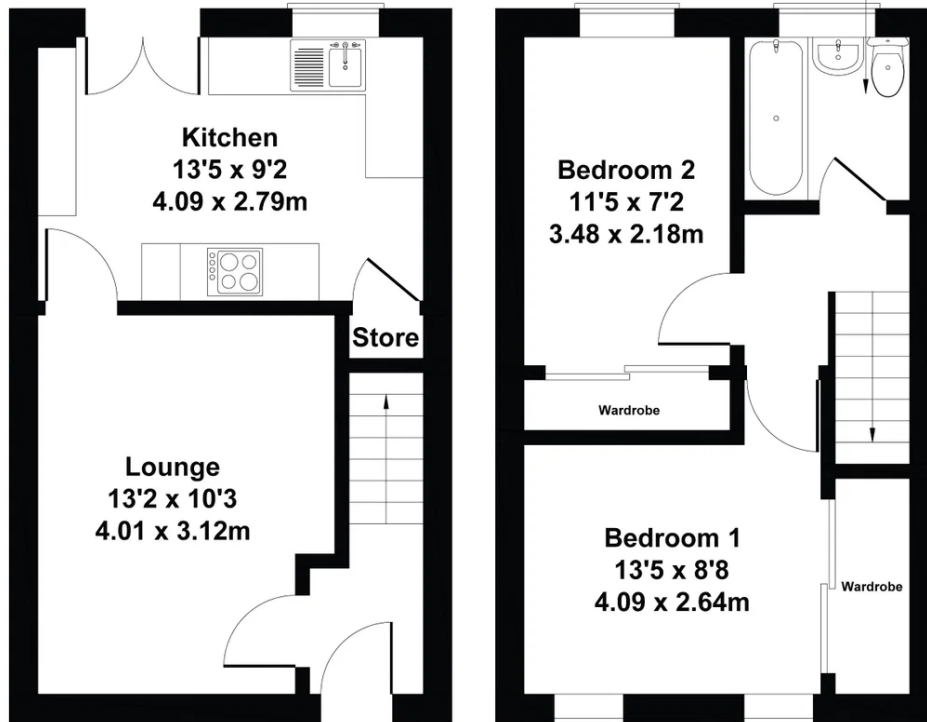
Further benefits include gas central heating and double glazing, with the property offering true move-in-ready appeal throughout - making it an excellent opportunity for first-time buyers, downsizers or young families alike.



23 Jones Green, Livingston

Approximate Gross Internal Area
613 sq ft - 60 sq m

Bathroom
6'2 x 5'8
1.88 x 1.73m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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.

