



21 Morrison Way, Livingston, West Lothian, EH54 8LJ

Light & Tastefully Presented, Three-Bedroom Detached Home with Gardens & Driveway

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Property Description

Light and tastefully presented, three-bedroom detached home with gardens and a driveway. Set on a generous corner plot in an established residential area of Livingston, West Lothian.

Comprises an entrance hall, living/dining room, kitchen, three flexible bedrooms, a family bathroom, and a ground-floor WC.

Highlights include a modern fitted kitchen and bathroom suite, as well as well-proportioned rooms. In addition, there is double glazing, gas central heating, and excellent storage, including a loft.

There is an enclosed, low-maintenance patio garden to the rear with a store shed, whilst to the front is lawn and a multi-vehicle driveway.

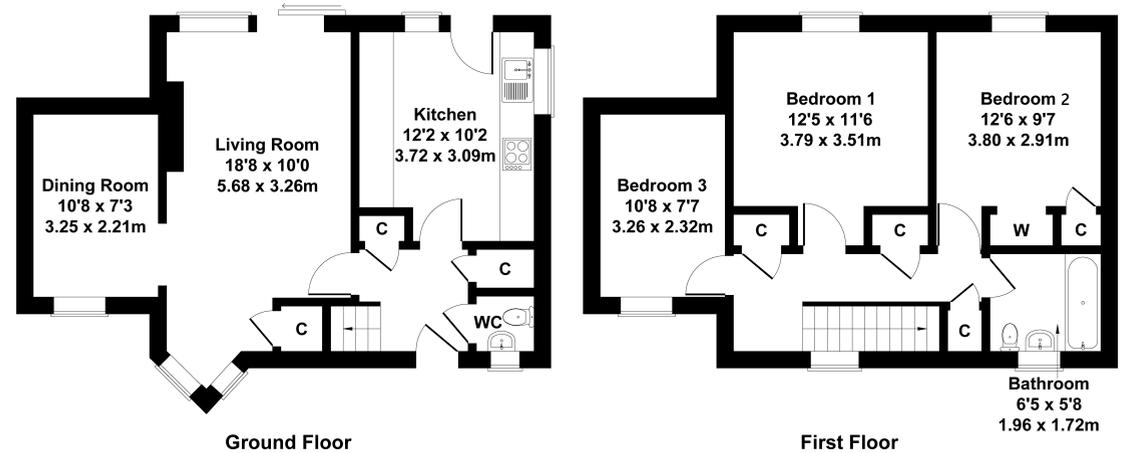
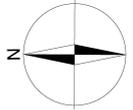
The welcoming entrance hall provides immediate access to the staircase and includes a conveniently located WC along with two useful built-in storage cupboards, offering practical space for coats, shoes and everyday essentials. The spacious living and dining room is a bright and inviting area, ideal for both relaxing and entertaining. It features soft carpeted flooring, central light fittings and a charming fireplace which creates an attractive focal point within the room. There is ample space to comfortably accommodate both a full lounge suite and a family-sized dining table, making it perfectly suited to modern living. A built-in storage cupboard adds further practicality, while glass sliding doors allow natural light to pour in and provide seamless access to the garden, extending the living space outdoors during the warmer months. The modern fitted kitchen is thoughtfully designed with wood effect flooring, stone effect worktops and a coordinating stone effect splashback. Spot lighting enhances the contemporary finish, and there is a sink with a drainer positioned beneath a generous work surface space. The kitchen is well equipped with a fridge/freezer and an additional freestanding freezer, washing machine, dishwasher, integrated oven and a gas hob with canopy above, offering everything required for day-to-day convenience.

On the first floor, bedroom one is a well-proportioned double room featuring carpeted flooring and a central light fitting, with plenty of space for freestanding furniture. Bedroom two is another comfortable and versatile room, complete with carpeted flooring, a built-in storage cupboard and a built-in wardrobe, making it ideal as a guest bedroom, children's room or home office. The third bedroom, also finished with carpeted flooring, provides additional flexibility and can easily accommodate a single bed or study setup depending on requirements. Three further built-in storage cupboards are located off the first-floor hall, ensuring excellent storage throughout the home. Completing the property is the stylish three-piece bathroom, fitted with tiled flooring, a stone effect splashback surround and spot lighting. It features a bath with a rainfall showerhead over, a wash hand basin and WC, along with a ladder-style radiator, creating a sleek and contemporary space designed for comfort and practicality.



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Approximate Gross Internal Area: (969 sq ft - 90 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Livingston, the largest town in West Lothian, offers an extensive range of shopping and leisure facilities, including the renowned Livingston Centre and Livingston Designer Outlet, alongside local shops and a variety of supermarkets. The town also provides a wide choice of sports and recreational opportunities, with walking and cycling routes, parks, woodlands, swimming pools, golf courses,

libraries, a multi-screen cinema and sports centres. Highly regarded nursery, primary and secondary schools are available locally. Livingston benefits from excellent transport connections, with the M8 motorway to the north and the A71 to the south, while two railway stations serve separate lines, providing connections to Edinburgh, Glasgow and other destinations across the region.





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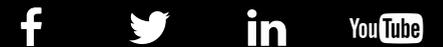
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