



## 29 Knightsridge House, Watson Green, Livingston, West Lothian, EH54 8NA

Immaculate Two-Bedroom, Corner-Aspect, Second-Floor (Top) Apartment

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# Property Description

Immaculately-presented and spacious, two-bedroom, corner-aspect, second-floor (top) apartment with leafy views. Within an exclusive location, surrounded by well-maintained grounds and Deer Park Golf Course, in the Deans area of Livingston, West Lothian.

Comprises an; entrance hallway, an open-plan living/dining room and kitchen, a utility cupboard, two double bedrooms, and a shower room.

Highlights include a stylish fitted kitchen, a recently upgraded bathroom suite, contemporary flooring and extensive spotlighting. In addition, there is double glazing, electric heating, superb storage including bedroom wardrobes, and a private loft space.

This factored and highly desirable residential development, has a secured entry system, ample residential and visitor parking, and superb commuting links.

A welcoming entrance hall, with generous storage, is finished with modern wood-effect flooring and the tasteful decor found throughout. An impressively proportioned, dual-aspect, open-plan room offers a versatile floor plan for both lounge and dining furniture and includes a contemporary fitted kitchen, zoned by a breakfast bar. The kitchen comprises sleek, white units and stone-effect worktops, whilst appliances include an integrated oven, a microwave, an induction hob, a fridge/freezer and a dishwasher. A handy utility cupboard provides plumbing and space for a washing machine.

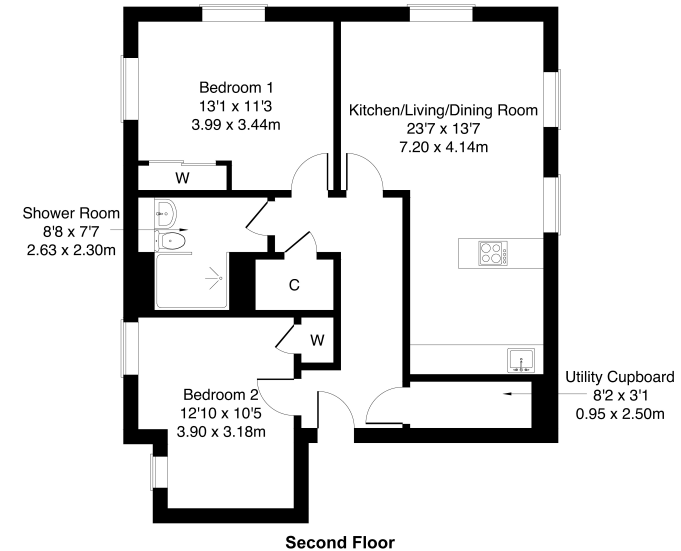
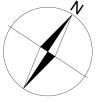
Two flexible double bedrooms continue the generous proportions and stylish presentation of the living space, with both benefiting from built-in wardrobe storage.

Completing the accommodation, a good-sized, naturally lit shower room includes a large walk-in shower, a WC-suite set into storage, a chrome, ladder-style radiator and tiled splash walls.



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Approximate Gross Internal Area: (786 sq ft - 73 sq m.)



Second Floor

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, has an excellent range of shopping and recreational facilities, including the renowned Livingston Centre and Livingston Designer Outlet, along with extensive local shopping and a range of supermarkets. There is also an excellent choice of sports and leisure pursuits including a network of walking and cycle paths, parks, woodlands, swimming pools, golf courses, libraries, a

multi-screen cinema, and sports centres. Well-regarded nursery, primary and secondary schools are available locally, and Livingston has excellent transport links, with the M8 passing to the north of the town, and the A71 to the south. Two railway stations serve separate railway lines, connecting with Edinburgh, Glasgow and other subsidiary destinations.





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