



18 Appleton Drive, Livingston, West Lothian, EH54 6FP

Light, Well-Presented and Spacious, Four-Bedroom, Detached Family Home

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Property Description

Light, well-presented and spacious, four-bedroom, detached family home, with gardens, a driveway, and an integrated garage. Set on a southerly facing corner plot of a quiet cul-de-sac, in a modern residential development in Livingston, West Lothian.

Comprises an entrance hall, living room, dining/kitchen, utility room, four double bedrooms, en-suite, a family bathroom and a ground floor WC.

Highlights include a bright integrated kitchen and modern bathroom suites, gas central heating and double glazing. In addition, there are multiple TV points and good integrated storage, including a loft and a garage with power and lighting.

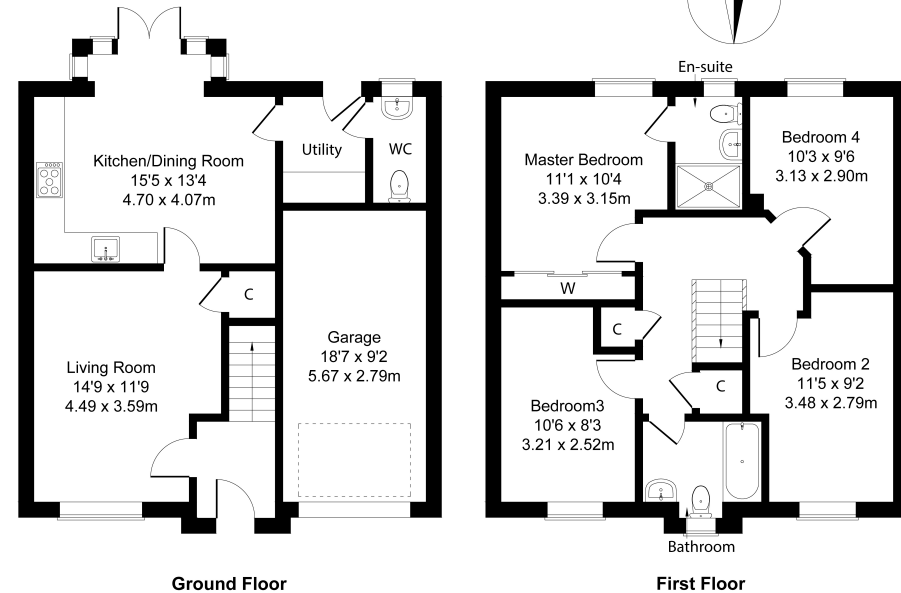
Externally, there is a generous rear garden with a lawn and a patio, whilst to the front is a lawn and a mono-blocked driveway.

A bright entrance hall leads into a living room, with built-in storage, finished with light neutral decor and carpeting, and including a feature electric fire. Directly accessed from the living room, a kitchen is fitted with contemporary, gloss-white units, marble-effect worktops, an integrated double oven, a gas hob, a stainless-steel canopy, a fridge/freezer and a dishwasher. There is generous space for a dining table and chairs, in front of a set of French doors, which open onto the garden. An adjoining utility room, with space and plumbing for appliances, has access to a WC and to the garden.

Upstairs, a central landing, with two cupboards, leads to the home's four bedrooms and the family bathroom. All of the flexible, well-proportioned bedrooms continue the neutral decor and carpeting of the living space, with the master bedroom enjoying built-in wardrobe storage and its own en-suite shower room.

Completing the accommodation, a family bathroom is fitted with a white three-piece suite, a shower-over-bath and tiled splash walls.

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Approximate Gross Internal Area: (1324 sq ft -123 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, 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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