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24 Lochshot Place, Livingston, West Lothian, EH54 6SJ

Well-Presented Three Bedroom, Detached Family Home

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Property Description

Well-presented and spacious, three bedroom, modern detached family home with gardens, a driveway, and an integrated garage. The property is set on an end-of-cul-de-sac plot, adjacent to woodland, in an established residential area of Livingston, West Lothian.

Comprises: an entrance vestibule, living room, kitchen, dining/family room, three flexible bedrooms, an en-suite shower room, a family bathroom, and a ground floor WC.

Highlights include a fitted kitchen with appliances, contemporary bathroom suites, and superb integrated including bedroom wardrobes and a loft. In addition, there is quality flooring for the ground floor, as well as central heating, double glazing, and multiple TV and phone points.

Externally, there is lawn and mono-blocked double driveway to the front, leading to the garage with power and lighting. To the rear, there is an enclosed garden featuring a lawn, paved patio, and a store shed. This modern residential development is set amongst green spaces and woodland with a network of paths and additional visitor parking spaces.

The bright entrance hall provides access to the ground floor WC, and opens into a flexible front room, offering a cupboard and wood-effect flooring, which can be used as a dining or family room. A spacious living room is set towards the rear with carpeted flooring and a sliding patio door out to the garden.

Also set to the rear, with an access door to and from the side of the property, the kitchen is fitted with traditional-style units, stone-effect worktops, a sink with drainer, and a tiled surround. Appliances include an integrated oven, gas hob with a canopy above, a fridge/freezer, and a freestanding washing machine.

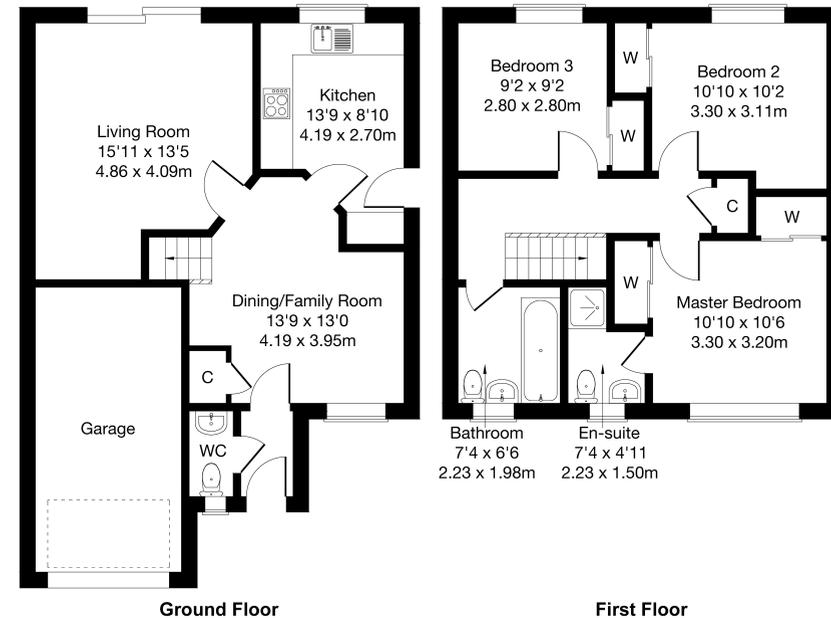
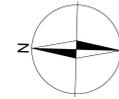
Upstairs, the master bedroom offers contemporary wood-effect flooring, a built-in mirrored wardrobe, and an en-suite shower room. There are two further well-proportioned bedroom overlooking the rear garden, both with carpeted flooring and built-in mirrored wardrobes. Completing the accommodation, the family bathroom is fitted with a modern three-piece suite with tiled flooring and splash walls.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (1216 sq ft - 113 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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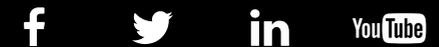
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