



# Property Description

Tastefully presented and spacious, three-bedroom, mid-terrace family home with a garden. Set off the street, located in a quiet and established residential area of Livingston, West Lothian.

Comprises an entrance hallway, living room, dining/kitchen, three double bedrooms, a flexible store room, and a family bathroom.

Generous room sizes provide flexibility for a new owner to make it their own, with shopping and superb transport links close by. Featuring a light, southerly-facing and spacious living room, a fitted kitchen with appliances, gas central heating and double glazing.

Externally, the property benefits from an enclosed rear garden featuring a lawn and tall privacy hedging, while the development includes ample residential parking.

A welcoming entrance with two useful external storage cupboards opens into the main hallway, which provides access to the ground-floor accommodation. To the rear of the property, the bright and spacious living room spans the full width of the home and benefits from a desirable south-facing aspect, allowing an abundance of natural light. Patio doors lead directly to the garden, while the layout easily accommodates both lounge and dining furniture, making it an ideal space for everyday living and entertaining.

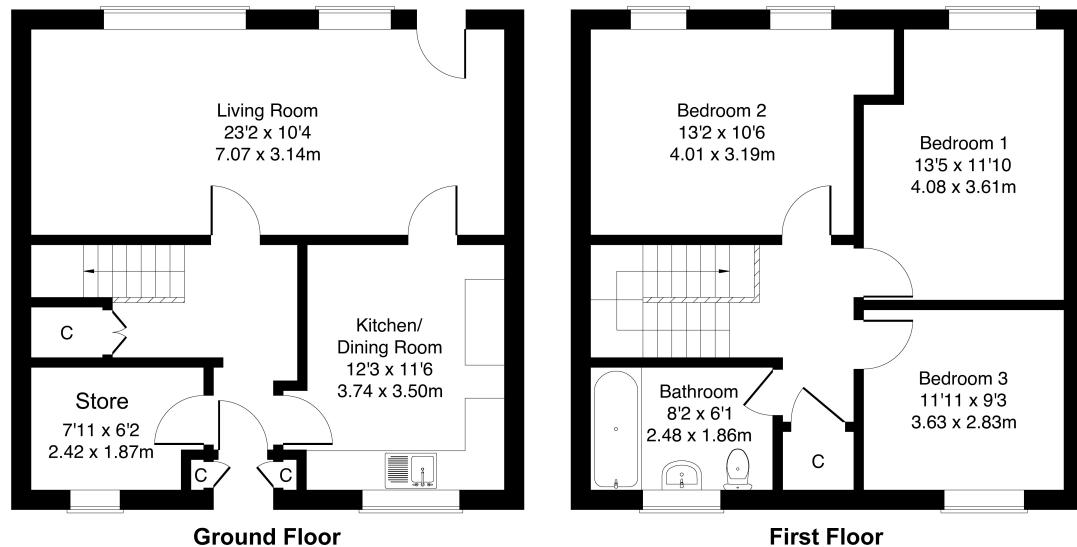
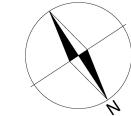
The well-proportioned kitchen can be accessed from both the hallway and living room and is fitted with a range of wall and base units, complemented by stone-effect worktops, a tiled splashback and a sink with a drainer. A selection of freestanding appliances, including a washing machine and fridge/freezer are also included. To the front of the property, a large store room offers excellent additional storage or the potential to be used as a home office or study.

The upper level comprises three well-sized double bedrooms, providing flexible accommodation for families or those working from home. Completing the home is a family bathroom fitted with a three-piece suite, including a shower over the bath and tiled splash walls. This spacious and well-maintained property offers an excellent opportunity for comfortable family living.



**19 Esk Drive, Livingston EH54 5LD**

Approximate Gross Internal Area: (1098 sq ft - 102 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





## Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

## Contact Us

0345 646 0208  
[sales@mov8realestate.com](mailto:sales@mov8realestate.com)  
[www.mov8.com](http://www.mov8.com)  
**Head Office**  
6 Redheughs Rigg, Edinburgh, EH12 9DQ  
**Glasgow Office**  
77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors

