



39 Sycamore Glade, Livingston, West Lothian, EH54 9JG

Immaculately Presented, Modern, Two-Bedroom, Semi-Detached, Family Home

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] Zoopla
find your happy

Property Description

Immaculately presented, modern, two-bedroom, semi-detached, family home, with gardens. Located in an established, family-friendly development, in the popular, West Lothian town of Livingston.

Comprises an entrance porch, a living room, a kitchen, two flexible bedrooms and a family bathroom.

Highlights include a stylish, contemporary kitchen, a modern bathroom suite and continuous modern flooring throughout the ground floor. In move-in condition, there is gas central heating, double glazing, multiple TV points and tasteful presentation throughout.

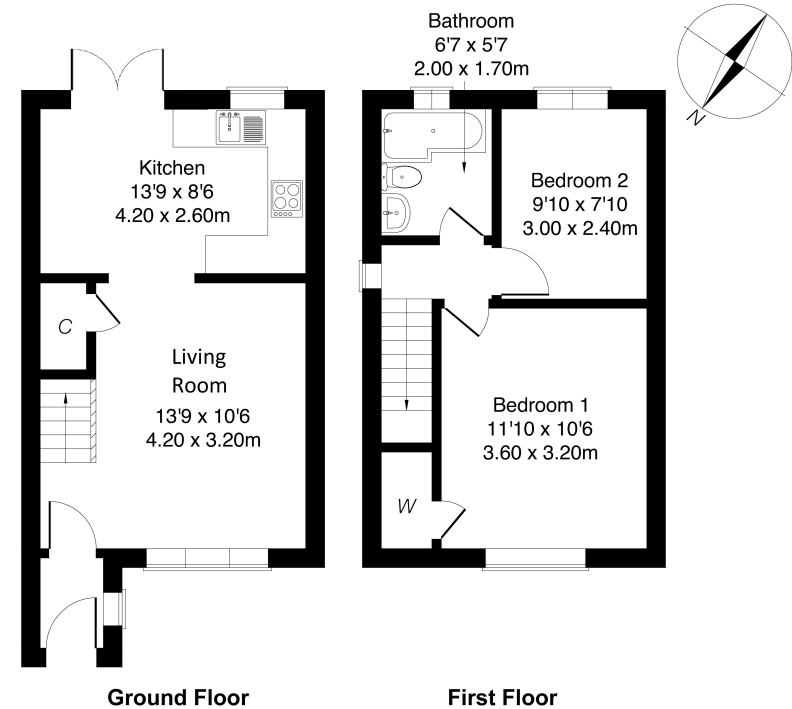
Externally, there is a monoblock driveway to the front, whilst an enclosed rear garden features a paved patio and a lawn.

A bright entrance porch leads into a spacious, well-presented living room, filled with natural light from a wide, front-facing window, and offering a flexible floorplan for both lounge and dining furniture, if desired. Openly accessed, a stylish, contemporary kitchen also provides space for seated dining, and opens onto the garden, via French doors. Fitted units are complimented by marble-effect worktops and splashback metro tiling, whilst appliances include an integrated double oven, a gas hob, a stainless-steel canopy, a microwave, a dishwasher and a fridge/freezer, with space available for a freestanding washing machine and dryer.

Upstairs, set to either aspect, two bedrooms are immaculately presented and carpeted for comfort. The well-proportioned, front-facing main bedroom includes built-in storage, whilst the remaining bedroom offers a good-sized, flexible space and enjoys rear garden views.

Completing the accommodation, a bright, modern bathroom comprises an L-shaped bath, with a shower overhead, a WC-suite set into storage, a chrome, ladder-style radiator and tiled, splash walls.

mov⁸ REAL ESTATE **39 Sycamore Glade, Livingston, EH54 9JG**
Estate Agents and Solicitors **Approximate Gross Internal Area: (646 sq ft - 60 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.





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

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.