



21 Munro Way, Livingston, EH54 8LP.

Offers Over £205,000





Lorna MacDonald & RE/MAX Property are delighted to present to the market this spacious, extended 3 bedroom semi-detached property located in the ever-popular Munro Way, Knightsridge. The property was previously a 4 bedroom and has been reconfigured to a 3 bedroom family home.

Livingston offers a superb selection of amenities with supermarkets, a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. The town also boasts a fantastic array of shops from high street favourites to local retailers, as well as the Livingston Designer Outlet. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

#### **Front Garden**

Occupying a sizable plot, house sits behind a large garden with an area laid with decorative stones and a paved pathway leading to the front door. There is a single garage with a driveway, all of which is bordered by a wooden fence.

#### **Entrance Hallway**

Welcoming you inside is a good-sized hallway with two large, impressive, storage cupboards. There is also access to the remainder of the accommodation on the ground floor and a staircase leading to the upper level.

#### **Downstairs Shower Room**

Dimensions: 8' 6" x 6' 6" (2.59m x 1.97m). There is the added benefit of a downstairs shower room, with wash hand basin set on a vanity until with push button W.C. There is a large walk in shower enclosure, vinyl flooring and a white heated towel rail. There is a front facing opaque window with a centre light to finish the room off.

#### **Lounge**

Dimensions: 13' 10" x 14' 8" (4.22m x 4.47m). Very large lounge with an abundance of flexible space for a variety of furniture configurations, this large reception room offers an attractive space to relax in. With patio doors overlooking the rear garden allowing copious amounts of natural light to flood the room to compliment that already offered by the centre light. There is carpeted flooring, a wall mounted radiator and large modern glass paneled doors lead through to the dining area from here.



### Dining Area

Dimensions: 11' 8" x 7' 6" (3.55m x 2.29m). Accessed just off the main lounge is the dining area – this is set on a wood effect laminate flooring with a centre light and flows through to the open plan kitchen/family room.

### Kitchen/Family Room

Dimensions: 19' 11" x 14' 8" (6.08m x 4.47m). The kitchen/family room has been sympathetically extended to include a family room with skylights and French doors leading to the rear garden and decked area. The kitchen is fitted with a range of white gloss base and wall mounted units with complementing worktop including a breakfast bar, integrated appliances include the gas hob with hood, and electric double oven.

### Upstairs Hallway

A spacious upper landing drenched in light via the side facing window, on this level you gain access to 3 double bedrooms, a family bathroom & ample storage cupboards.

### Bedroom 1

Dimensions: 11' 6" x 12' 8" (3.51m x 3.85m). This bedroom was previously two rooms and has had the stud wall partition removed in order to create a much larger space. Entrance to the room is via two modern, wood framed glass paneled doors. There is carpeted flooring and two large windows overlooking the rear aspect which floods the room with an abundance of light. There is also a two large storage cupboards, central light fitting, wall mounted radiator and PowerPoints.

### Bedroom 2

Dimensions: 14' 7" x 8' 1" (4.45m x 2.46m). This double bedroom has been decorated in trendy grey tones, complete with sumptuous carpeted flooring and large window facing the rear garden allowing an abundance of natural light. There is also space for various furniture formations & central lighting.







### **Bedroom 3**

Dimensions: 11' 7" x 9' 3" (3.53m x 2.83m). The third bedroom has wood effect laminate flooring and a built-in mirrored wardrobe with a large window overlooking the rear garden and surrounding area. It has ample room for various furniture formations, a centre light and ample power points.

### **Family Bathroom**

Dimensions: 6' 6" x 8' 6" (1.97m x 2.59m). This spacious bathroom has a three-piece suite comprising bathtub, sink and push button W.C. set into a chic vanity unit with complimenting tiled walls and wood-effect laminate flooring. There is an opaque window to the front of the property, a wall-mounted radiator and centre light.

### **Rear Garden**

The rear garden has a large decked area which is accessed via the lounge patio doors or alternatively the French doors in the family room. There is further space set aside in a patio area with the garden bound by a fence for added privacy.

### **Additional Items**

All fitted floor coverings, kitchen items mentioned, blinds and light fittings are included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

### **VIEWING**

Arrange an appointment through RE/MAX Property Livingston on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

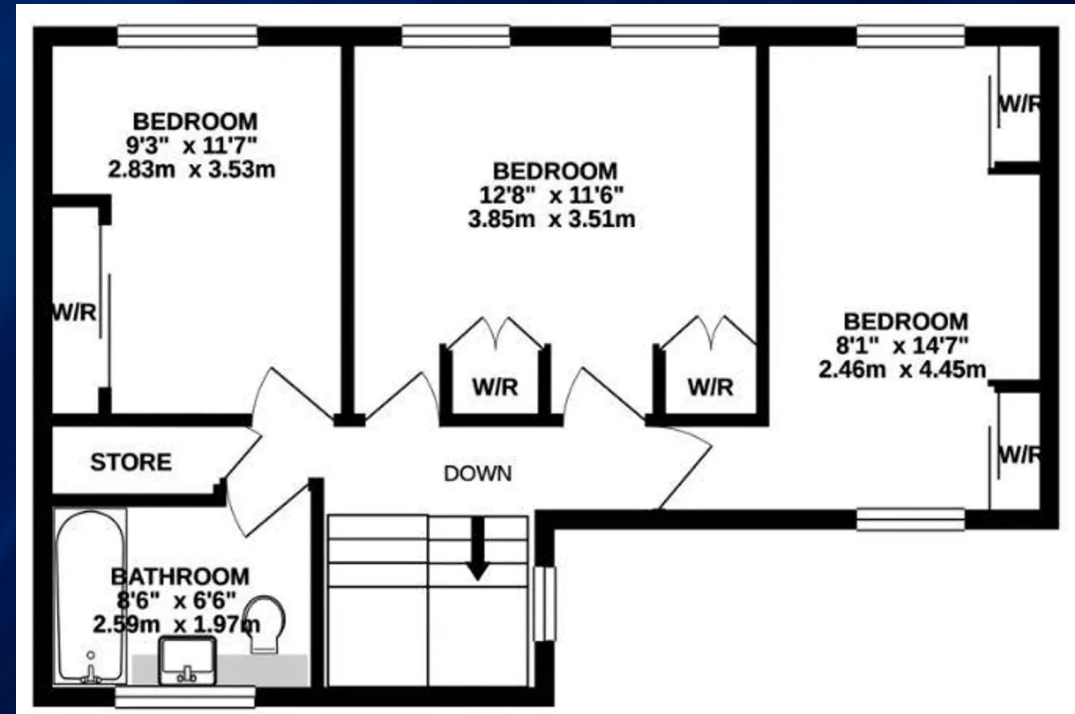
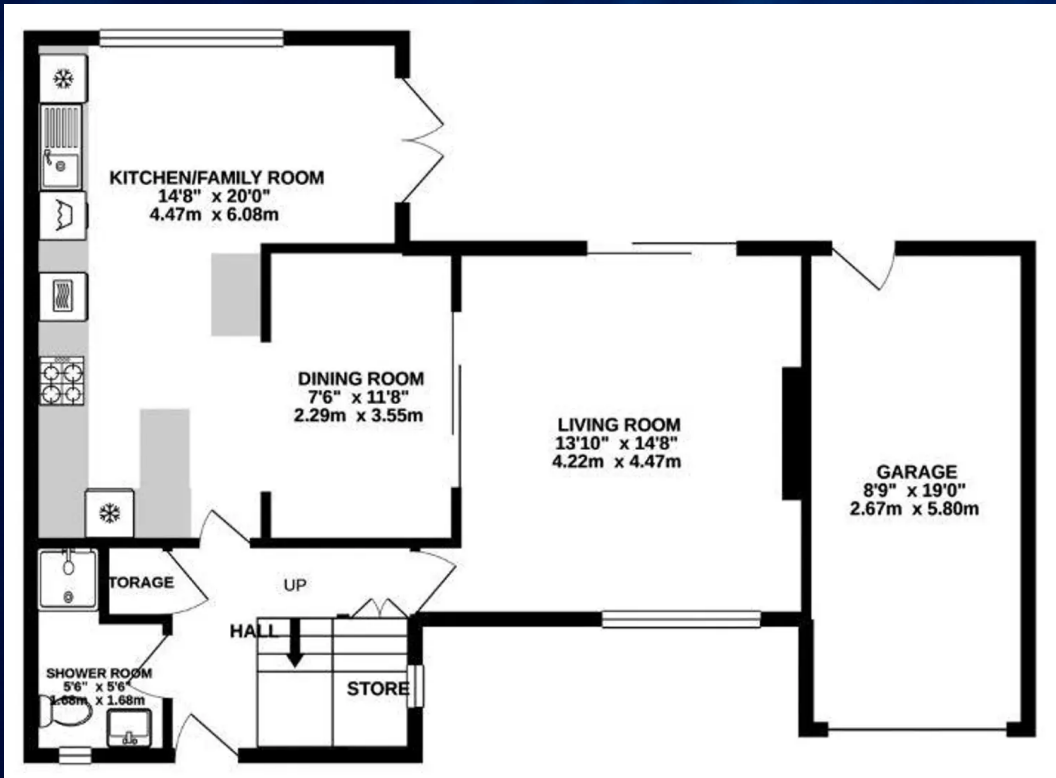
### **OFFERS**

All offers should be submitted to: RE/MAX Property, RE/MAX House, Fairbairn Road, Livingston, West Lothian, EH54 6TS. Telephone 01506 418555 Fax 01506 418899.

### **INTEREST**

It is important your legal adviser notes your interest; otherwise this property may be sold without your knowledge.









## RE/MAX Property

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Sales particulars aim for accuracy but rely on seller-provided info.

Measurements may have minor fluctuations. Items not tested, no warranty on condition. Photos may use wide angle lens. Floorplans are approximate, not to scale. Not a contractual document; buyers should conduct own inquiries.