





A wonderful three double bedroom second floor apartment, close to town centre. This modern, walk-in property would make an ideal purchase for an individual, couple or investor. Lorna MacDonald and RE/MAX Property delighted to offer to the market this home in Atholl Way, Livingston, EH54 8TH.

The location is ideal, with the local neighbourhood offering a wide variety of amenities. Being centrally located in Livingston, it is a short walk to The Centre and Livingston Designer Outlet Centre, where there is a vast array of facilities, including: a cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services, as well as many supermarkets. Livingston is also well placed for the commuter with road links via the M8 motorway network to Edinburgh and Glasgow both of which offer International Airports. Livingston North and South railway station are easily accessible. The Deer Park Country and Club and Golf Course is just a 10-minute drive away. There are several pleasant walks locally within the surrounding countryside. Nursery, primary and secondary schooling as also locally located.

#### **Entrance Hallway**

Entrance to the building is through a secure glass door, leading along the carpeted corridor to the wooden door of the property. The modern décor begins with light grey painted walls and laminate to the floor. There are two cupboards for storage found in the hall. There are two ceiling lights, an intercom handset, a smoke detector, a radiator and a power point to complete this area.

#### **Kitchen**

12' 9" x 9' 6" (3.89m x 2.89m)

The welcoming kitchen has several wall and floor mounted units with light wood effect frontages which are complimented by black work surfaces and white tiled splashback. The décor is finished with grey painted walls and wood effect vinyl to the floor. There is an under counter oven, a built in four ring gas hob, a stainless steel extractor hood, a tall fridge freezer and an under counter washing machine, which will be included in the sale. The sink area comprises of a mixer tap over a stainless-steel sink with drainer. The window allows in natural light and is further complemented by a ceiling light. A radiator, power points and an extractor fan complete this room.

### Lounge

14' 1" x 14' 8" (4.28m x 4.46m)

This inviting social space is decorated with laminate to the floor, mainly light grey painted walls and a feature painted wall. Dual aspect windows allow in lots of natural light. A ceiling light, a radiator, and power points are also provided.

### Primary Bedroom

11' 10" x 10' 10" (3.61m x 3.30m)

A wonderful room which is finished with white painted walls, a feature painted wall and carpet to the floor. The floor to ceiling window allows in natural light and is complemented by a ceiling light. A built in wardrobe provides an abundance of hanging and shelving space. A radiator and power points complete the room.

### Bedroom Two

11' 2" x 10' 0" (3.40m x 3.04m)

The delightful second double bedroom is decorated with neutral painted walls, a blue feature wall, and carpet to the floor. The window allows in natural light, being enhanced by a ceiling light. A built in wardrobe provides hanging and shelving space. The room is finished with a radiator and power points.

### Bedroom Three

12' 9" x 7' 11" (3.89m x 2.41m)

The final bedroom showcases light blue sparkle-painted walls and sleek laminate flooring. Natural light floods the room through the window, enhancing the bright and airy atmosphere. Ample storage is provided by a built-in wardrobe. The room is equipped with a ceiling light, a radiator, and multiple power points.





### **Bathroom**

7' 2" x 7' 5" (2.18m x 2.27m)

A serene bathroom featuring a white 3-piece suite, including a bath with a mains waterfall shower overhead, an additional hand held shower, a white gloss vanity sink, and a close coupled toilet. The walls are finished with light grey tiles and the floor with grey tiles. Two cupboard offers ample storage, and natural light floods in from the window. Ceiling downlights, extractor fan, and a tall black radiator are also provided.

### **External area**

There is an abundance of parking to the front, bike storage facilities and shared green space surrounding the property.

### **Additional Items**

All fitted floor coverings and kitchen appliances mentioned, will be 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**

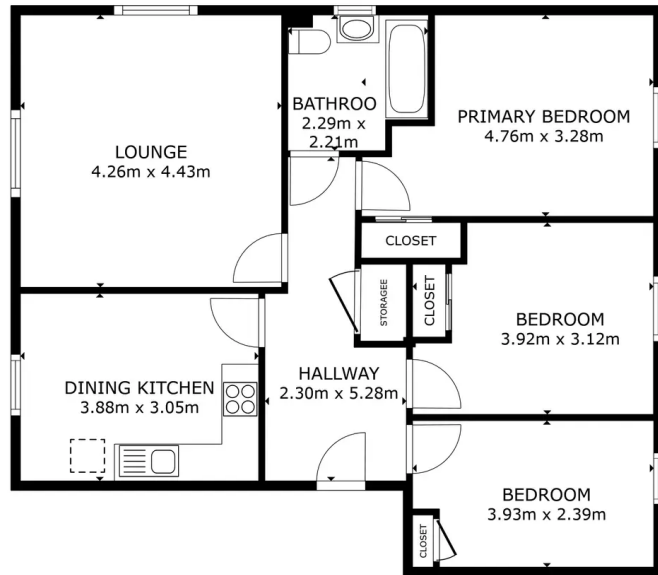
Arrange an appointment through RE/MAX Property on 01506 418555 or with Lorna MacDonald direct on 07778 547461.

### **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.



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 83.8 m<sup>2</sup>  
TOTAL : 83.8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | 84                      | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  | 87                      | 87        |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England, Scotland &amp; Wales</b>                            | EU Directive 2002/91/EC |           |



## 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.