



**22 Gorsebank, Livingston**

Livingston

Offers Over **£175,000**



## 22 Gorsebank

Livingston, Livingston

Located in a popular and family-friendly area, 22 Gorsebank is a spacious and well-maintained four-bedroom end-of-terrace home, offering a practical and comfortable living space. Lovingly cared for by its current owners, the property has been updated over the years to create a home that is both functional and inviting.

On the ground floor, you'll find a bright and airy lounge, perfect for everyday living. The modern kitchen provides ample storage and workspace, while the recently replaced downstairs WC was upgraded only in 2022, and adds a touch of convenience. A fourth bedroom is also situated on this level, offering flexibility as a double bedroom, dining room, or additional living space.

The ground floor is adorned with attractive Akashia oak flooring, which adds a touch of warmth and elegance while being durable and low-maintenance.



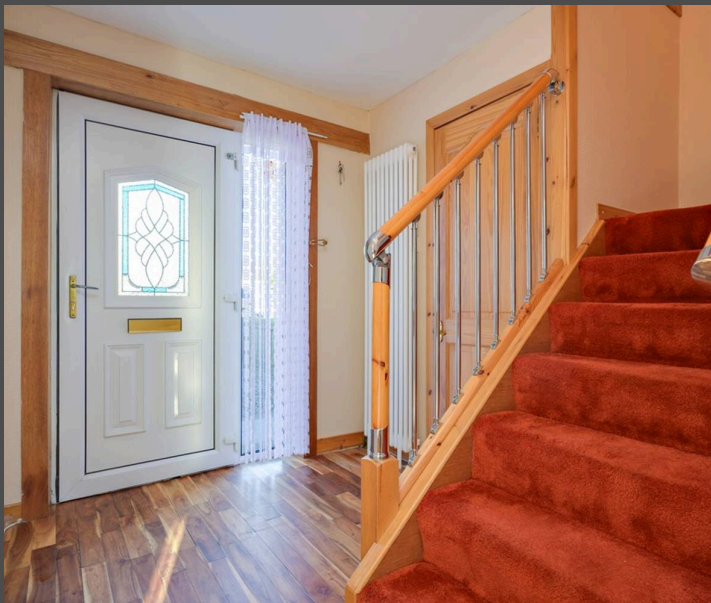
The first floor hosts three further bedrooms, two of which are generously sized and can easily accommodate double beds. The third bedroom is ideal for use as a nursery, home office, or dressing room. A family bathroom with a shower over the bath completes the upper level, providing everything you need for day-to-day living.

Outside, the low-maintenance, south-facing rear garden is a great space to relax or enjoy some fresh air. The area also benefits from ample residents' parking nearby, ensuring convenience for both homeowners and visitors.

The property's location is a key highlight, with the Loan Path running behind the home. This path offers easy access to local shops, a pharmacy, and a community centre, while also serving as a walking route across Livingston. Families will also appreciate the short distance to well-regarded primary and secondary schools.

Additional updates include a new boiler installed in 2024, ensuring energy efficiency and reliability.

This home provides a great opportunity for those seeking a well-maintained property in a convenient location. Arrange a viewing to see all it has to offer.





Approximate Gross Internal Area = 94.8 sq m / 1020 sq ft

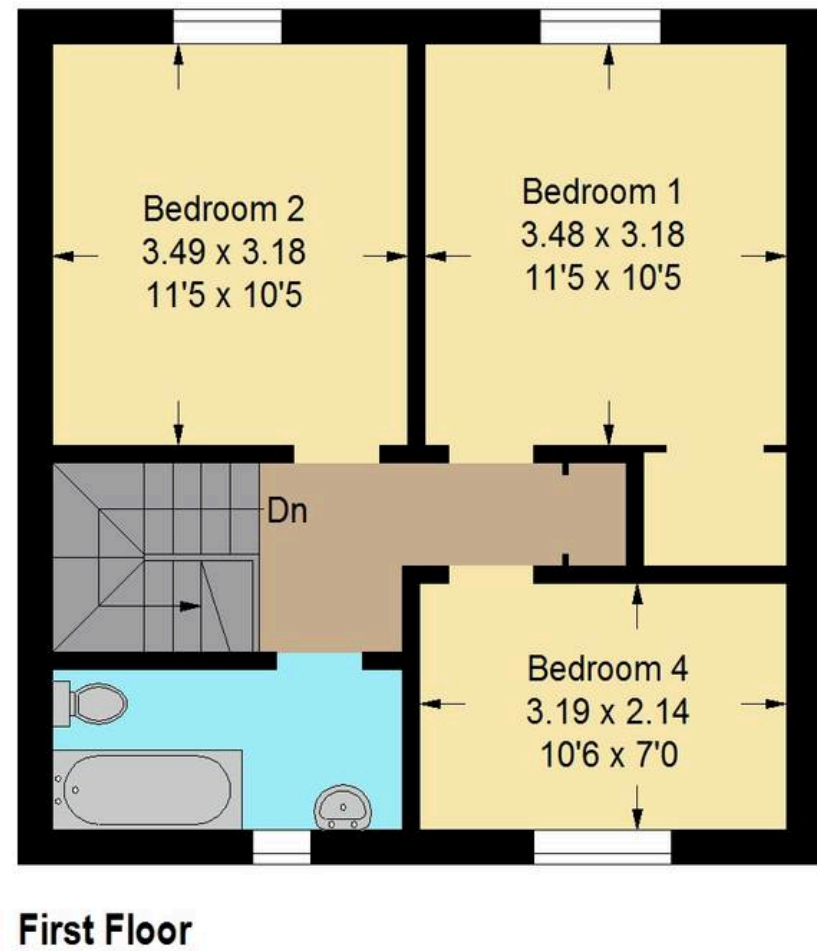
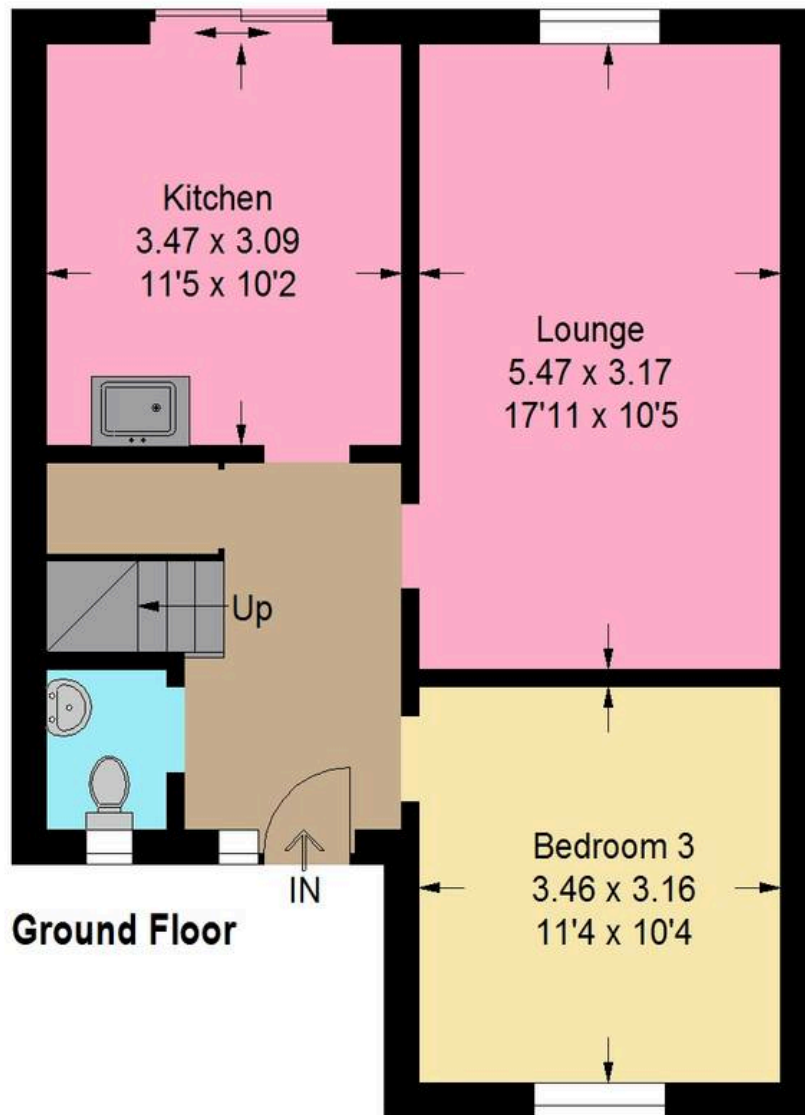


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