





Large 2 Bedroom Upper Apartment!

Niall McCabe & RE/MAX Property are proud to welcome to the market this incredibly spacious and bright 2-bedroom upper apartment located in the popular Falcon Brae, Ladywell. The home requires some light modernising, however, would be a fabulous first home. Internal accommodation comprises; large lounge, breakfasting kitchen, 2 double bedrooms & a 3-piece family bathroom.

Falcon Brae is an incredibly popular residential area of Ladywell, an area in the heart of Livingston. It is close to local amenities and is well served by bus and rail services and schools. It is within close proximity to St John's Hospital, the Civic Centre and the Shopping Centre. 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.

Factor Fee: N/A

Council Tax Band B

Freehold Property

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.

Council Tax band: B

Tenure: Freehold

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Lounge

15' 0" x 11' 3" (4.58m x 3.42m)

Spacious lounge featuring a striking picture window with front aspect views, sleek laminate flooring, a stylish feature storage wall, and a flexible open layout perfect for modern living.

Kitchen

19' 3" x 8' 0" (5.87m x 2.45m)

Generous kitchen/diner with ample base and wall units, contrasting worktops, space for dining, and multiple rear windows filling the room with natural light.

Bedroom 1

14' 0" x 10' 6" (4.26m x 3.20m)

Spacious double bedroom with fitted wardrobes, a tranquil rear outlook, and central ceiling lighting for a bright, restful atmosphere.

Bedroom 2

10' 6" x 9' 3" (3.20m x 2.83m)

Well-proportioned double bedroom with front-facing views, generous floor space, and plenty of room for furnishings.

Family Bathroom

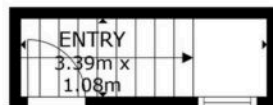
7' 4" x 6' 11" (2.23m x 2.10m)

Family bathroom featuring a bathtub, wash hand basin, and W.C., bursting with potential for modernisation and personal touch.

Exterior

Externally the property enjoys a lovely rear garden, which is made up of a seating area, storage shed and vast lawn – ideal for summer entertaining.



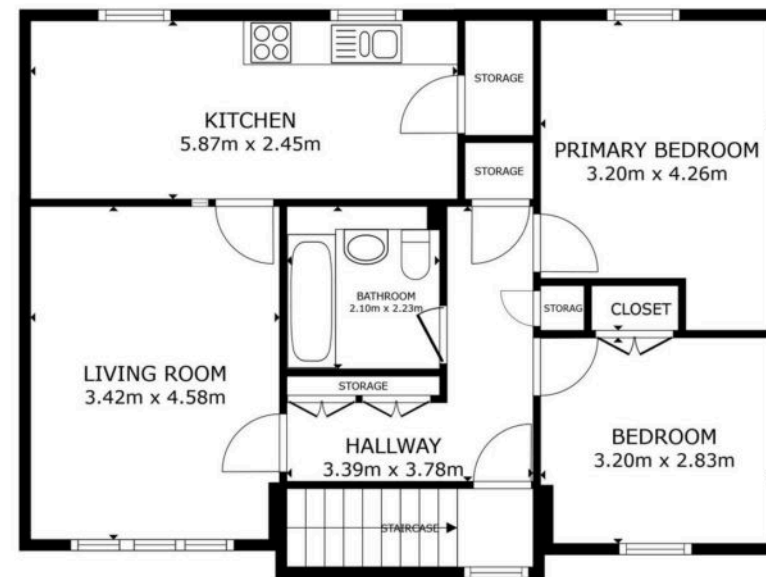


FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 3.7 m² FLOOR 2 74.3 m²
TOTAL: 77.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1 3.7 m² FLOOR 2 74.3 m²
TOTAL: 77.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





RE/MAX Property

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