



19 Queens Crescent, Livingston

Fixed Price **£115,000**





## 19 Queens Crescent

### Livingston

Tucked away within highly sought after cul-de-sac, this delightful one bedroom ground floor apartment presents an outstanding opportunity for first time buyers, downsizers or investors alike. Perfectly situated within the well maintained Queens Crescent development in Livingston, this charming home effortlessly combines comfort, modern living and an unbeatable location. One of its greatest assets is its exceptional convenience just moments away from Livingston North train station residents enjoy swift, hassle free connections to Edinburgh, Glasgow and beyond making daily commuting or weekend city trips a breeze. Local amenities, supermarkets, and green spaces are all within easy reach ensuring everything you need is right on your doorstep.

Access is gained via a secure door entry system ensuring peace of mind. The communal areas and landscaped grounds are maintained by a reputable factor, reflecting the pride in the development and adding to its appealing kerbside presence.

Inside a bright and inviting entrance hallway offers plenty of space for jackets and shoes, along with a generous storage cupboard, the ideal spot for keeping household essentials neatly tucked away.



The spacious lounge is the true heart of this lovely home. Flooded with natural light it offers ample room for relaxing, entertaining or working. The current owner has thoughtfully created a dedicated workspace demonstrating just how versatile and accommodating this room can be for modern living. Adjoining the lounge is a well appointed kitchen, cleverly designed with a good range of base and wall units and generous worktop space. There's room for all the essential appliances- oven, hob and washing machine making everyday cooking and casual dining a pleasure.

The bedroom provides a peaceful sanctuary at the end of the day, easily accommodating a king size bed and freestanding furniture while a built-in mirrored wardrobe helps keep the space clutter free. Neutrally decorated, it offers a calm, restful atmosphere and a blank canvas for the new owner to add their personal touch.

Combining a move-in-ready interior with an enviable location just steps from excellent transport links, local shops, and green open spaces, this delightful apartment truly delivers on convenience and lifestyle — a rare find in this popular area.

Queens Crescent is ideally situated for day to day convenience. Within easy reach are several local shops, takeaways and cafe's while The Centre Livingston and Livingston Designer Outlet — two of Scotland's largest retail and leisure destinations — are just a short drive away offering an excellent choice of high street stores, supermarkets, restaurants and entertainment options, including a cinema and leisure facilities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









Approximate Gross Internal Area  
43.3 sq m / 466 sq ft

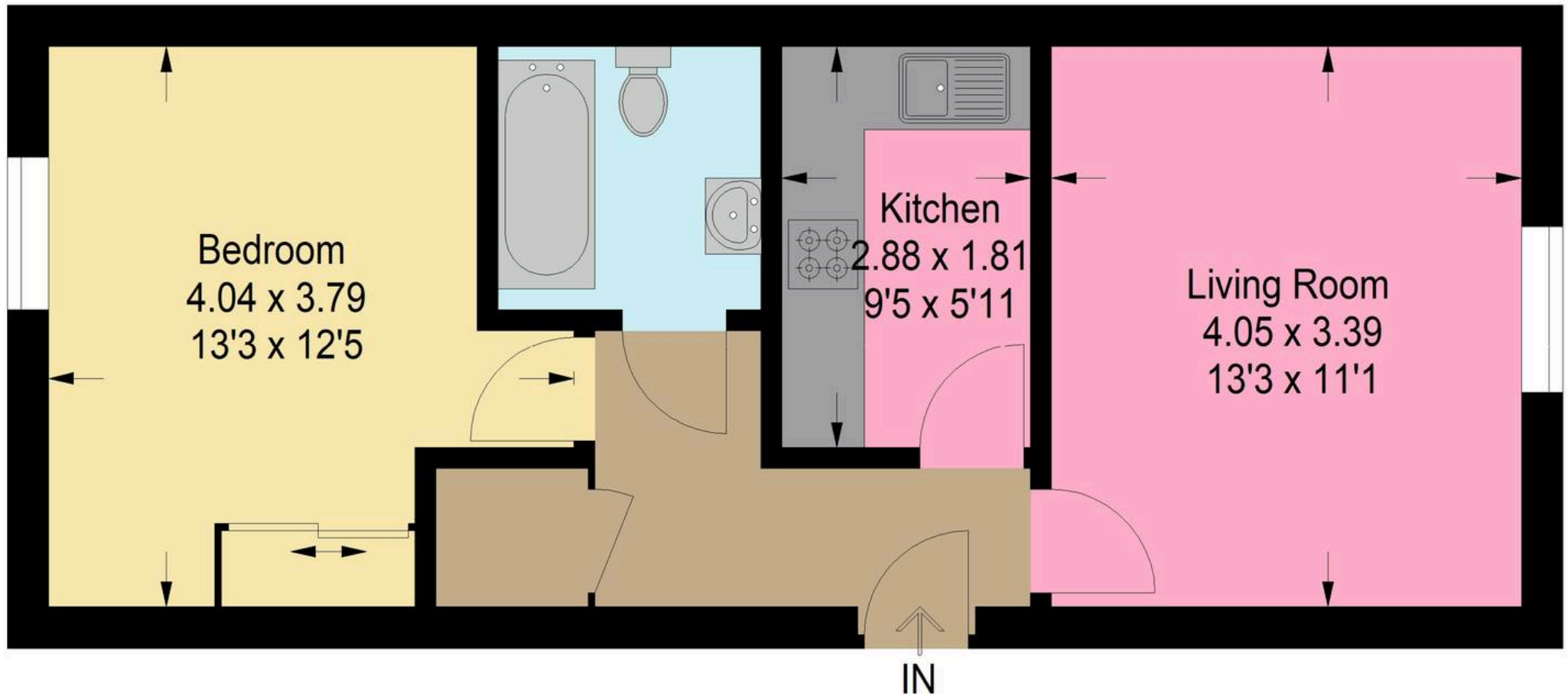


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## Bridges Properties

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