



89 Queens Crescent, Livingston, EH54 8EG



****A Lovely 3-Bedroom Townhouse Offering Space and Convenience****

This spacious townhouse is in an ideal locale, next to Livingston North railway station and close to local amenities. With neutral finishes throughout, this property in Queens Crescent, Livingston, EH54 8EG will make a fantastic home. With private driveway parking, this home is ideal for many needs, including investors, FTB, downsizers and families.

The local neighbourhood offers a wide variety of amenities, including primary schools, high schools and nurseries. At the local Carmondean Centre there is a medical centre, library, Morrisons supermarket, a gastro-pub and pharmacy included in the facilities. Livingston itself provides a wealth of shops housed in The Centre and Livingston Designer Outlet Centre, with cinema, bars, restaurants, sport and leisure facilities, banks, building societies and professional services. 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 railway station is an easy stroll across the road, and there is also easy access to Uphall and Livingston South railway stations. Deer Park Country and Club and Golf Course is just 5-minute drive away, and there are several pleasant walks locally within the surrounding countryside.





Front Garden

The home is approached via a neatly slabbed driveway, surrounded by low-maintenance gravel for a clean and tidy finish. A slabbed pathway runs around the property, providing easy access to the rear garden. A wall-mounted entrance light and a door canopy above the front door offer both practicality and a welcoming touch.

Entrance Vestibule

The property opens into a bright entrance vestibule finished with stylish grey wood-effect laminate flooring. A white wooden front door with a decorative glazed panel brings additional natural light into the space, complemented by recessed ceiling downlights. A useful storage cupboard with built-in shelving provides practical space for coats, shoes, and household items, keeping the area neat and organised.

Lounge

4.505m x 3.801m (14'09" x 12'05")

This generous lounge offers a bright and welcoming living space, with a continuation of the grey wood-effect laminate flooring for a seamless flow through the ground level. Modern ceiling downlights enhance the fresh, contemporary feel, while the wooden fireplace with electric fire provides an attractive focal point. Double doors, with adjacent windows, open directly onto the rear garden, allowing natural light to fill the room. A radiator and a large under-stairs storage cupboard complete this versatile living area.

Kitchen

3.576m x 1.783m (11'08" x 05'10")

This bright and functional kitchen offers an excellent range of wall and base mounted units with wooden laminate frontages, providing lots of storage throughout. A stainless-steel sink with drainer and mixer tap sits next to the double height window looking to the front of the property, bringing in generous natural light. Appliances include a 4-ring gas hob, an electric oven, a washing machine, a dishwasher and an upright fridge freezer with water dispenser. The kitchen also benefits from a practical breakfast bar, ceiling downlights, plentiful power points and a radiator, making it a well-equipped and welcoming space for everyday use.

Living Level Toilet

1.715m x 0.762m (05'07" x 02'06")

This convenient room is finished with beige floor tiling and fresh white painted walls, creating a bright and clean look. A close coupled toilet and a wash hand basin set complete the suite with a vanity unit offering useful storage. Additional features include a wall-mounted mirrored medicine cabinet, open shelving, a radiator and a ceiling-mounted light fitting. A frosted window provides natural light whilst maintaining privacy.

Stairs and Landing

The staircase is finished with a soft grey carpet, providing comfort underfoot as it leads to the upper level. A white wooden handrail runs along the wall for safety and support. The landing is illuminated by modern ceiling downlights, and a ceiling-mounted smoke detector is also in place for added reassurance. This area offers access to the upper-floor rooms and continues the clean, neutral décor found throughout the home.

Bedroom Three (Left)

3.916m x 3.018m (12'10" x 09'10")

A well-proportioned double bedroom finished with a soft grey carpet and crisp white painted walls, offering a clean and modern feel. Ceiling downlights provide excellent illumination, while the window overlooking the rear garden brings in plenty of natural light. The room is completed with power points and a radiator for comfort and practicality.

Family Bathroom

1.934m x 1.910m (06'04" x 06'03")

The room is fitted with wooden laminate-effect flooring, white painted walls and some wet wall paneling. The white three-piece suite consisting of a bath, a close coupled toilet and a sink set, within a vanity unit. A cream tiled splash back adds detail around the sink area, while the bath features an over bath wall mounted electric shower with a glass screen. Further features include a shaver socket, an extractor fan, a radiator and ceiling downlights, creating a bright and functional space.

Bedroom Two (Right)

3.937m x 3.257m (12'11" x 10'08")

A well-sized double bedroom enhanced by grey carpeted flooring and clean white décor. Two windows to the front aspect brighten the space, while ceiling downlights provide modern, even illumination. The room also includes power points, a television aerial socket and a radiator, ensuring both comfort and practical use.

Primary Bedroom

3.927m x 3.818m (12'10" x 12'06")

Grey carpeted flooring, white painted walls, power points, radiator and ceiling downlights. The room also benefits from an attic hatch and a window overlooking the front of the property.

Walk-in Wardrobe

2.742m x 1.190m (08'11" x 03'10")

A practical walk-in wardrobe featuring beige carpeted flooring and white painted walls. Offers excellent storage with a full-length bank wardrobe, a cupboard housing the hot water tank, additional crawl-space storage, ceiling-mounted light, and a radiator for warmth.

Shower Room

2.612m x 1.675m (08'06" x 05'05")

Featuring a Velux window providing excellent natural light, this bathroom includes grey patterned tiled flooring and a beige tiled splash back. The basin is set within a fitted vanity unit, offering open shelving and cupboard storage, alongside a close coupled toilet and a radiator. A corner shower with wet wall surround and a plumbed-in shower completes the suite. Additional features include ceiling downlights and an extractor fan.

Back Garden

Wooden decking directly outside the rear doors lead onto a generous grassed area, all fully enclosed by a wooden boundary fence. A side gate provides convenient access around the property to the front aspect via a paved pathway.

Additional Items

Tenure: Freehold. Council Tax Band: E. Factor Fee: £25 - Hacking and Patterson

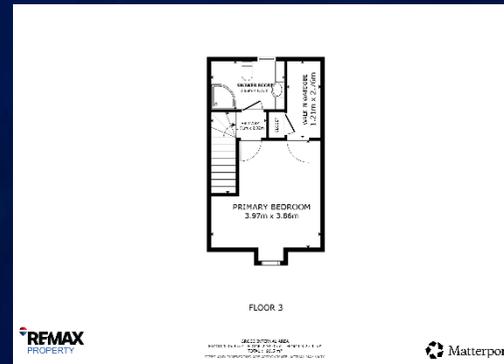
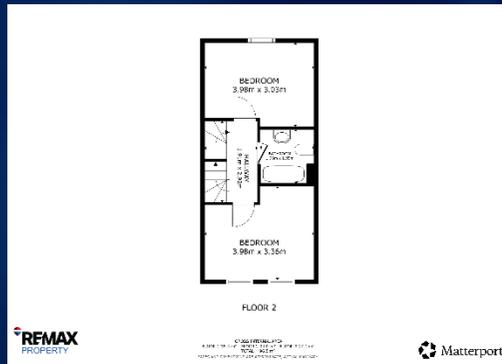
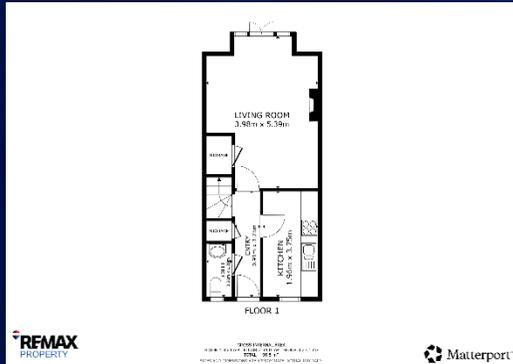
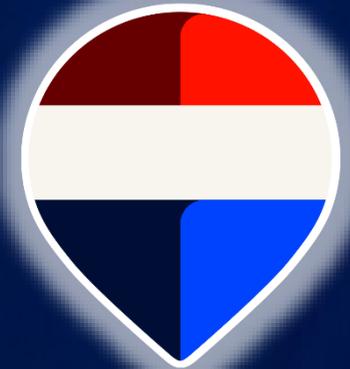
All fitted floor coverings, the kitchen items mentioned are all included in the sale. All information provided by the listing agent/broker is deemed reliable but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.







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B (69-80)		B (69-80)	
C (55-68)		C (55-68)	
D (39-54)		D (39-54)	
E (21-38)		E (21-38)	
F (13-20)		F (13-20)	
G (1-12)		G (1-12)	
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