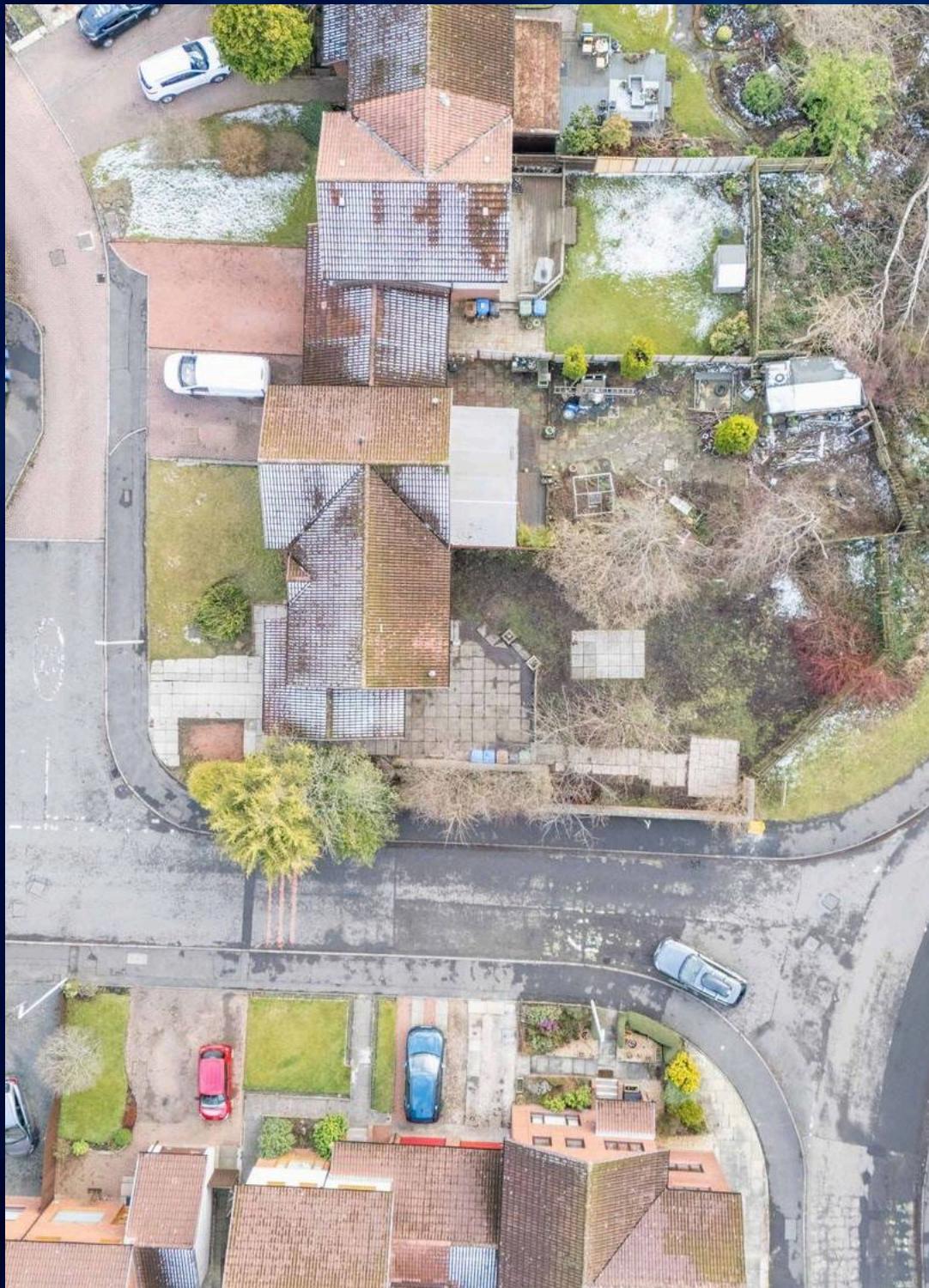




REMAX
Property

108 Robertson Way, Knightsridge, Livingston
Offers Over £210,000



Bright & Spacious Corner Property with Garage & Generous Sized Rear Garden!

Lauren Beresford and RE/MAX Property are delighted to present to the market this two Bedroom Semi-Detached Property located in Robertson Way, Knightsridge, Livingston. Comprising of: Entrance Hall, Lounge, Kitchen, two Double Bedrooms and Bathroom. This property benefits from gas central heating, double glazing, generous storage, garage, multi-car driveway and large rear garden.

Robertson Way is an ideal location for singles, couples and families; with schooling a short walk or drives away. The property is close to shops and transport links which serve West Lothian and to all of central Scotland.

Livingston offers a great 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. The town is ideal for commuters with excellent links to the M8 motorway to Glasgow and Edinburgh, as well as frequent trains and buses running to these cities and surrounding towns. Livingston has excellent nursery, primary and secondary schools as well as West Lothian College.

Freehold Tenure

Council Tax Band C

No Factor fees

The home report can be downloaded from the RE/MAX website.

Please note that some of the images featured on this listing may have been digitally staged with furniture for illustrative purposes.

Entrance Hall

15' 7" x 6' 3" (4.74m x 1.90m)

Welcoming and spacious Entrance Hall giving access to the Lounge, Kitchen and staircase to the upper level. There are two central light fittings, painted walls, front facing window, one radiator, under stair storage and laminate flooring. There is a wooden staircase with a newly fitted grey carpet.



Lounge

19' 10" x 13' 5" (6.04m x 4.08m)

Brilliant sized Lounge with space which can be used for dining, for childrens play area or for working from home. There are two ceiling lights, painted walls, front and rear windows, two radiators and laminate flooring.

Kitchen

10' 2" x 9' 1" (3.11m x 2.77m)

Kitchen with wall and base units, worktops, shelving, composite sink with mixer tap, space for white goods, extractor, integrated gas hobs, integrated oven and boiler. There is one central light fitting, painted and partially tiled walls, rear facing window, exterior door with window panel, and vinyl flooring.



Hallway

Upper Landing gives access to two double Bedrooms and Bathroom. There is one central light fitting, painted walls, side facing window and newly fitted carpet.

Bedroom 1

13' 5" x 9' 1" (4.09m x 2.78m)

Brilliant sized double Bedroom with one central light fitting, large front facing window, painted walls, one radiator and newly fitted grey carpet. There is a generous sized built-in cupboard offering substantial storage, with potential to be used as a walk-in wardrobe or compact office space if desired.

Bedroom 2

10' 5" x 10' 4" (3.18m x 3.16m)

Double Bedroom with one central light fitting, rear facing window, painted walls, one radiator and newly fitted carpet flooring. There are two good sized storage cupboards; one double and one single.

Bathroom

6' 9" x 5' 9" (2.07m x 1.76m)

Modern three piece Bathroom comprising of: sink, toilet, and bath with overhead electric shower with glass screen. There is one central light fitting, painted walls with wet wall panelling, rear facing opaque window, one radiator and vinyl flooring.





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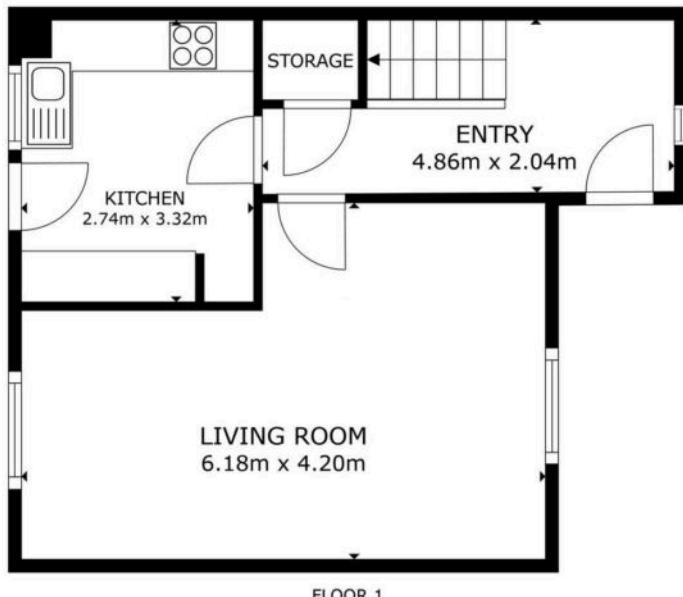
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Bedroom 2

10' 5" x 10' 4" (3.18m x 3.16m)

Double Bedroom with one central light fitting, rear facing window, painted walls, one radiator and newly



GROSS INTERNAL AREA
FLOOR 1 42.3 m² FLOOR 2 37.4 m²
TOTAL : 79.7 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Matterport®



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www.remax-scotland.net/estate-agents/livingston/property-for-sale/property/any-bed/all-location



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.

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