



48 Willowbank

Livingston

Willowbank is a spacious four bedroom end terraced home which offers flexible family accommodation, generous parking and a bright rear garden, all set within a popular residential area of Livingston. The property is particularly well placed for families, sitting right beside Harrysmuir Primary School and Inveralmond High School, while still being within easy reach of local amenities, transport links and green space.

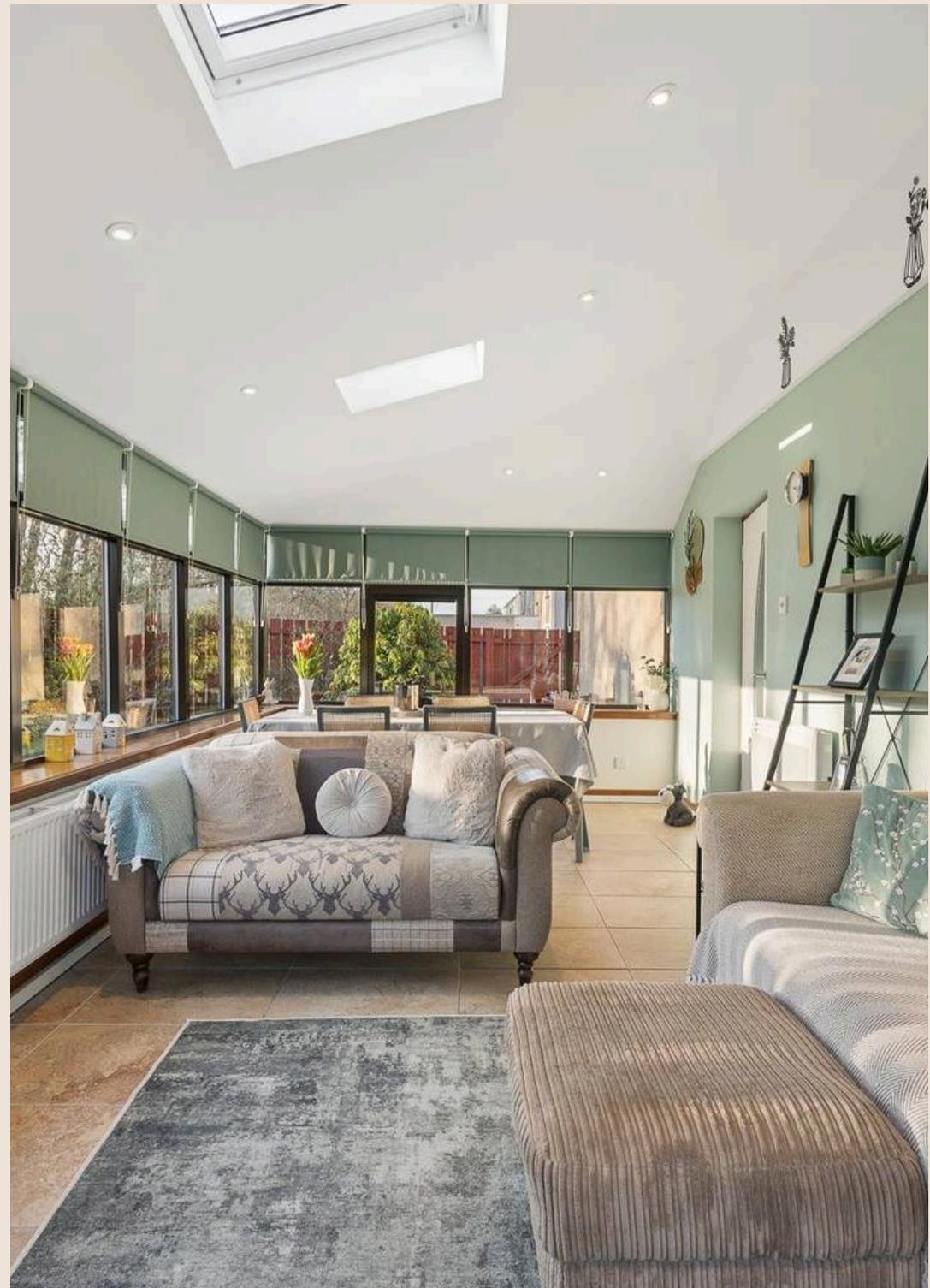
Approaching the property, there is a driveway to the front leading to a garage, with a second driveway positioned to the side providing further off street parking. There is also ample on street parking available. A small front garden and low brick wall create a welcoming approach to the home.

At the front door opens you are welcomed into a useful entrance porch, providing a practical space for coats and shoes before entering the main home. From here, you are welcomed into a bright and stylish entrance hallway, finished with warm wood effect flooring and modern décor. A contemporary vertical radiator adds a modern design feature while maintaining the clean, uncluttered feel of the space as the hallway leads naturally through the ground floor.

Immediately off the hallway is the downstairs WC, fitted with a WC and wash hand basin set within a vanity unit and finished with modern grey wet wall panelling, giving the space a clean and contemporary feel. Continuing along the hallway there is also a useful storage cupboard before entering the kitchen.

The kitchen is both stylish and functional, fitted with white sleek high gloss units complemented by warm wooden worktops and tiled splashbacks. A large window above the sink brings in plenty of natural light, while the layout offers good storage and preparation space along with room for appliances including an American style fridge freezer.

Moving further through the property, the hallway opens into the main lounge, a spacious and comfortable living area located at the rear of the home. Finished with wood effect flooring and modern décor, the room enjoys excellent natural light thanks to large French doors which open directly onto the garden, creating an easy connection between indoor and outdoor living.



From the hallway there is also access to the side extension, a fantastic additional living space that offers real flexibility for family life. With windows on three sides and two skylights above, the room is filled with natural light throughout the day. Finished with tiled flooring and neutral décor, it could be used as a formal dining room, second sitting room, playroom or home office. French doors lead directly out to the garden, making it an ideal space for entertaining or enjoying the garden during warmer months.

A rear hallway located off the lounge provides further practicality, giving internal access to the garage, a large storage cupboard and a back door leading out to the garden.

Upstairs, the property continues with the home's fresh and modern feel. The principal bedroom is a bright and generously sized room, decorated in calming neutral tones to create a relaxing retreat. Mirrored wardrobes provide excellent storage while enhancing the sense of space and light within the room. The remaining 3 double bedrooms are all well proportioned and versatile, offering comfortable accommodation that can easily adapt to family needs, whether as additional bedrooms, guest rooms, a nursery or home office.

The family bathroom completes the upper level and features a modern suite including a bath with overhead rainfall shower and glass screen, complemented by contemporary wall panelling and modern flooring.

Externally, the property continues to impress with a private rear garden featuring a decked seating area, ideal for outdoor dining, entertaining or relaxing in warmer months. A summer house and additional storage further enhance the practicality of the outdoor space.

Overall, this property offers a wonderful balance of space, style and convenience, combining modern interiors, flexible family accommodation and excellent parking with a highly desirable location close to well-regarded schools and local amenities. It presents an outstanding opportunity for buyers seeking a move in ready family home in a sought-after area.



Home Report Value- £

EPC - D

Council Tax Band - B

Square Ft- 1507/140m2

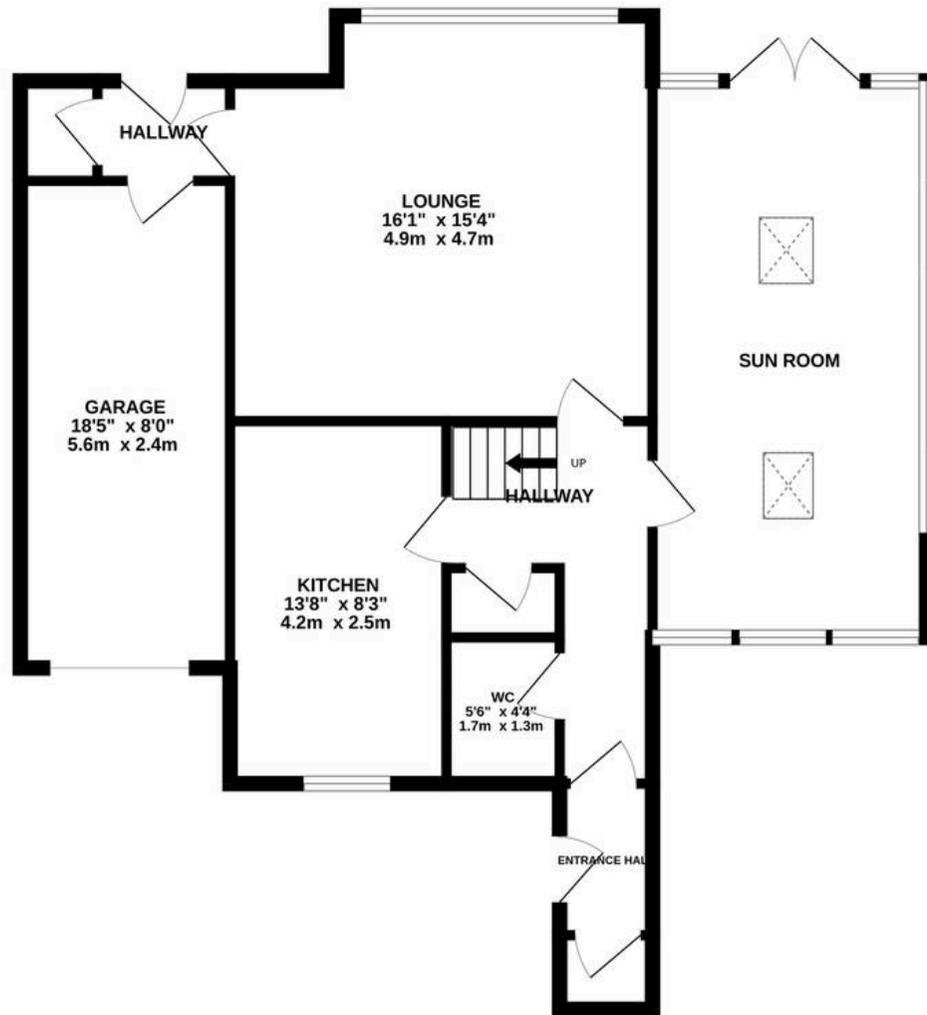
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- Four Double Bedroom End Terraced Family Home
- Spacious Lounge With French Doors To Garden
- Bright And Versatile Side Extension With Skylights
- South East Facing Rear Garden Not Overlooked
- Integral Garage With Front And Side Driveways
- Located Beside Harrysmuir Primary School And Inveralmond High School

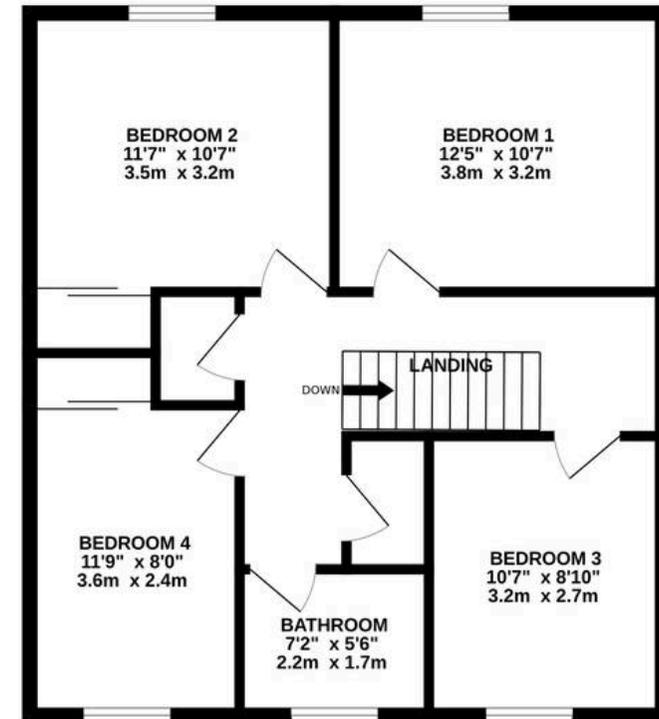




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/