



42 Swift Brae, Livingston

Offers Over **£140,000**



42 Swift Brae

Livingston, Livingston

Bridges Properties are delighted to present this beautifully presented two bedroom flat, set within a popular residential area of Livingston. Finished in a modern palette of greys and neutral tones throughout, this property offers a stylish and move in ready home ideal for a range of buyers.

The accommodation opens into a welcoming L-shaped hallway, providing access to all rooms. The first room on the left is the second bedroom, a versatile space which comfortably accommodates a single bed or lends itself perfectly as a home office or study.

Adjacent is the contemporary kitchen, newly upgraded in 2024 and thoughtfully designed with integrated appliances including a fridge freezer, oven and induction hob, offering both functionality and a sleek finish.

Further along the hall is the bright and spacious lounge, which benefits from dual aspect windows overlooking the surrounding gardens. This room offers ample space for both relaxation and dining, easily accommodating a small dining table.

The principal bedroom is generously proportioned and features built-in mirrored wardrobes, providing excellent storage while enhancing the sense of space.

Completing the accommodation is the bathroom, located off the hallway, fitted with a bath with shower over, WC and wash hand basin.



The property further benefits from new laminate flooring installed throughout in 2023, adding to the fresh and modern feel of the home.

Swift Brae is ideally situated within Livingston, offering excellent access to local amenities including shops, supermarkets, and leisure facilities. Livingston Centre is just a short distance away, providing a wide range of retail and dining options. The area is well served by public transport links, with easy access to both Livingston North and South train stations, making it ideal for commuters travelling to Edinburgh or Glasgow. There are also excellent road connections via the M8 motorway, as well as a selection of nearby parks and green spaces.

Home Report Value- £145,000

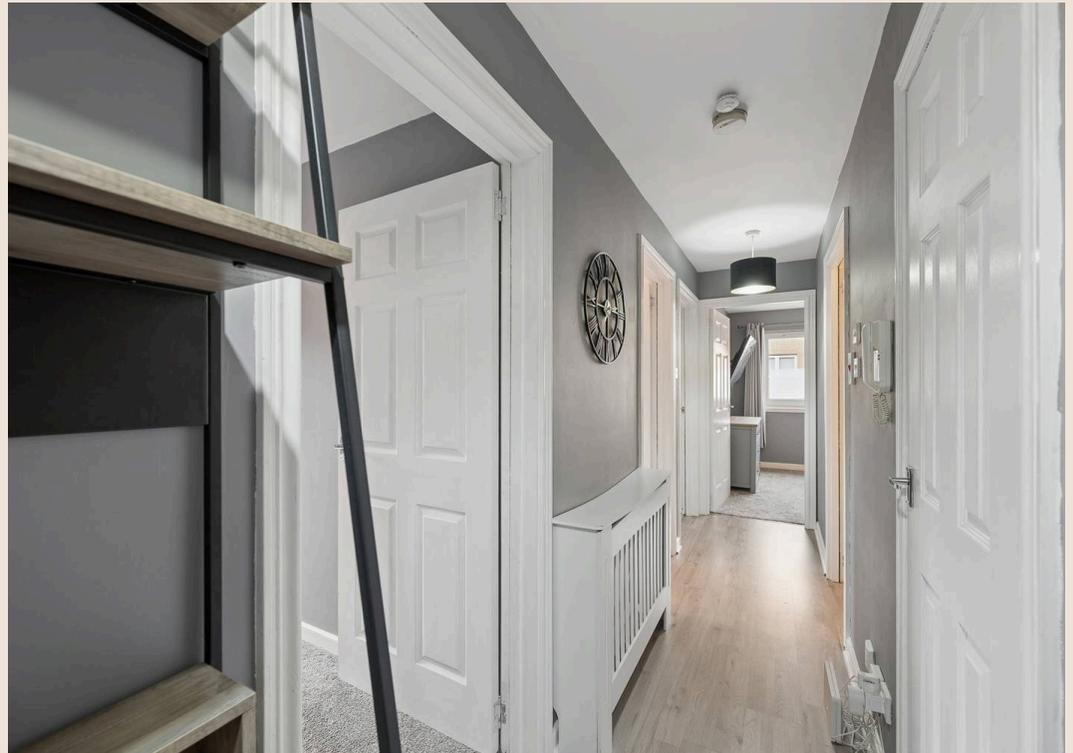
EPC - C

Council Tax Band - C

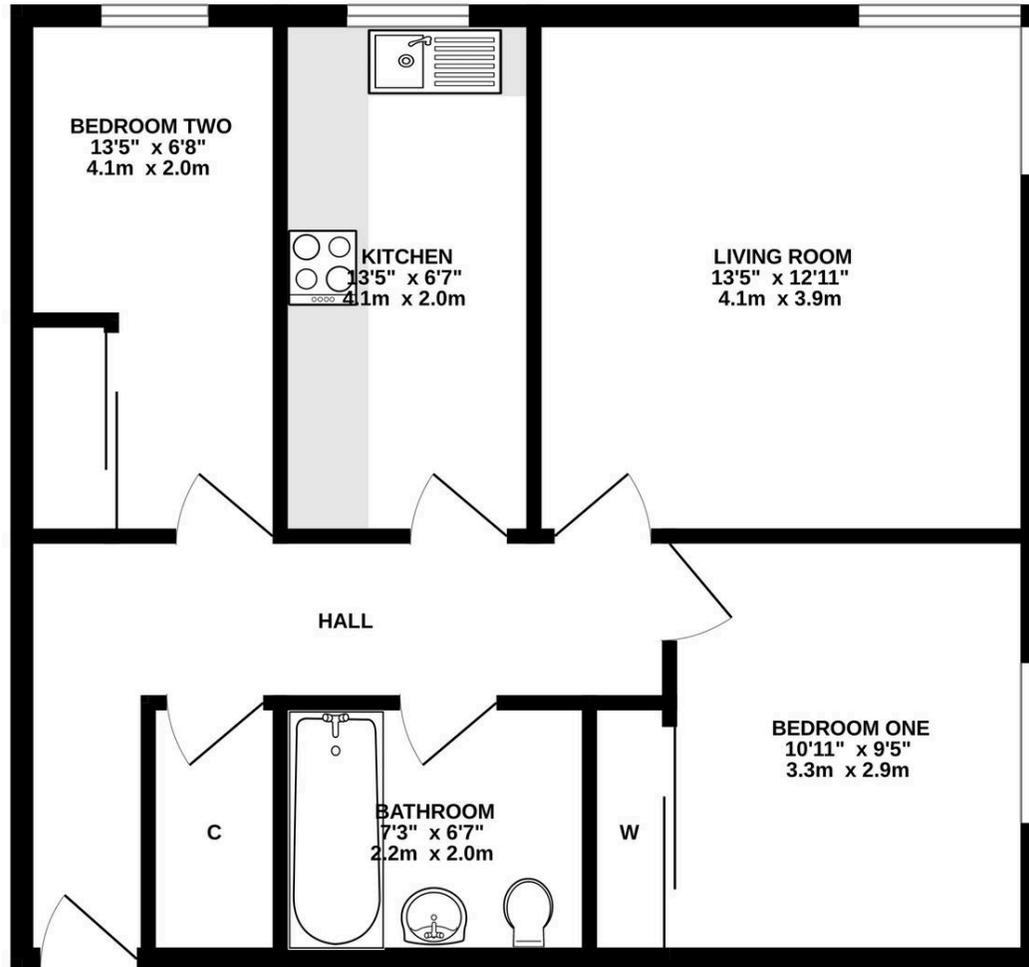
Square Ft- 657/ 61m²

The information contained within this advertisement is intended as a guide only and does not constitute an offer or contract. While every effort has been made to ensure accuracy, measurements are approximate and provided for indicative purposes only. All marketing content remains the copyright of Bridges Properties and may not be copied or reproduced without prior written consent. Marketing images are for illustrative purposes. Contents and furnishings are excluded from the sale unless expressly stated otherwise.





GROUND 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.
Made with Metropix ©2026



Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

info@bridges-properties.co.uk

www.bridges-properties.co.uk/

