



REMAX
Property

Knightsridge House Watson Green, Livingston, EH54 8NA
Offers Over £178,000



This beautifully presented first floor two-bedroom flat is finished to an exceptional standard throughout and is located within the highly sought-after Deer Park area of Livingston. Offering a fantastic blend of comfort, style and convenience, this property is an ideal purchase for first-time buyers, couples and small families alike.

Erin Aitken and REMAX Property are delighted to bring this stunning modern flat to the market.

This fantastic home comprises:

- Entrance Hallway
- Bright and Spacious Lounge
- Modern Kitchen
- Two Generous Double Bedrooms
- Stylish Bathroom

Deer Park is one of Livingston's most desirable residential areas, known for its peaceful surroundings, attractive setting and excellent local amenities. The area offers a strong sense of community while remaining close to everything needed for day-to-day living. Residents benefit from nearby supermarkets, shops, restaurants, leisure facilities and the ever popular The Centre Livingston, as well as Livingston Designer Outlet.

For commuters, Deer Park is ideally positioned with easy access to the M8 motorway, providing quick links to both Edinburgh and Glasgow. Nearby train stations further enhance connectivity, making this an excellent base for those travelling for work or leisure.

Whether you are looking for a stylish first home, a well-connected location, or a property in one of Livingston's most sought-after areas, this flat offers it all.

Council Tax Band: D

Tenure: Freehold

EPC Environmental Impact Rating: B

Entrance Hallway

15' 5" x 8' 8" (4.70m x 2.64m)

L-shaped entrance hallway with teal painted walls and oak-effect laminate flooring. Two useful storage cupboards, one housing the water tank. Radiator and ceiling lights. Space for additional furnishings, with doors leading to all rooms.

Lounge

13' 10" x 16' 7" (4.21m x 5.06m)

Spacious and well-proportioned lounge with fresh white walls and two windows allowing great natural light. Oak-effect flooring throughout, with a radiator and ceiling light. Generous space for a range of seating and furnishings.

Kitchen

11' 11" x 9' 0" (3.62m x 2.74m)

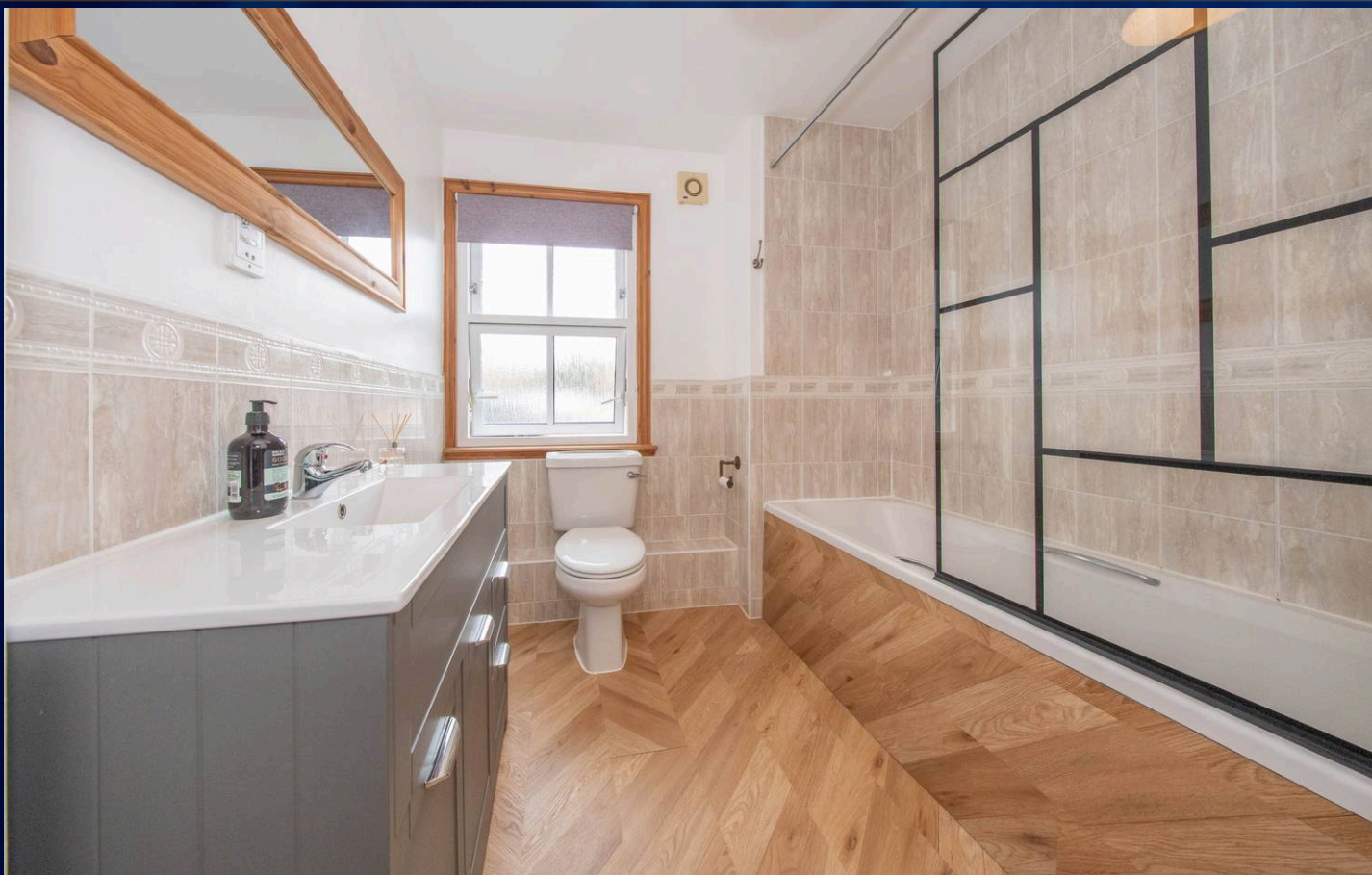
Modern fitted kitchen with a range of grey wall and base units, complemented by speckled grey and white worktops. Integrated fridge/freezer, oven and hob with extractor over. Sink with drainer and space for additional appliances. White walls and a window to the side allow for good natural light. Additional pantry cupboard for storage, with space for a small dining area. Finished with two ceiling lights and contemporary flooring.

Main Bedroom

13' 0" x 9' 5" (3.96m x 2.87m)

Well-proportioned main bedroom with grey carpet and fresh white walls. Two windows to the rear and side provide good natural light. Fitted mirrored wardrobe offering storage. Radiator and ceiling light.





Bedroom Two

12' 10" x 10' 3" (3.90m x 3.13m)

Good sized second bedroom with grey carpet and fresh white walls. Window to the side providing natural light. Built-in storage cupboard, radiator and ceiling light.

Bathroom

8' 7" x 7' 2" (2.61m x 2.18m)

Well-presented bathroom featuring wood-effect vinyl flooring and detailed marble effect tiled walls. Fitted with a modern vanity sink unit, WC, and bath with shower over and glass screen. Chrome fittings throughout, with a window to the side providing natural light. Finished with a ceiling light, industrial-style copper towel rail and toilet roll holder.

Garden

The property benefits from access to an attractive and beautifully maintained communal garden area, offering a peaceful outdoor space ideal for relaxing, enjoying the warmer months and making the most of the surrounding tranquil setting.

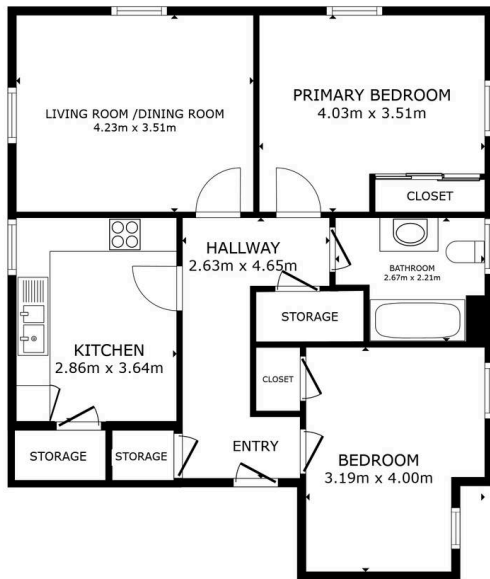
Access

Access to the property is via a well-maintained communal stairway.

Parking

The property benefits from ample private residential and visitor parking located to the front and side of the building.





FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 70.4 m²
TOTAL: 70.4 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	52
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	85	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



REMAX Property

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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. Covered by Consumer Protection from Unfair Trading Regulations 2008.