





Nestled in the prime location of Livingston lies a spacious 4-bedroom end-terrace house, a true gem ideal for families seeking ample living space or savvy investors looking for a wise acquisition. This property boasts a generous kitchen/diner with ample cupboard space, offering a perfect setting for culinary creations and family gatherings. French doors open up to a private courtyard, seamlessly blending indoor and outdoor living.

The bright living room, adorned with two medium-sized windows overlooking the front and private courtyard, fills the space with natural light, creating a warm and inviting atmosphere. The private courtyard, accessible through the kitchen/diner, beckons for moments of outdoor dining and relaxation, providing a tranquil sanctuary within the confines of this charming abode.

Beyond the interiors, this end-terrace home offers a wrap-around garden and private courtyard, extending the living space outdoors and presenting opportunities for outdoor dining, relaxation, or entertaining – a versatile feature for hosting gatherings or enjoying peaceful moments in the fresh air.

Conveniently situated in the heart of Livingston, residents will find themselves enveloped by the bustle of local amenities, the convenience of nearby schools, and the ease of accessible transport links. This locale offers the ideal blend of urban convenience and suburban tranquillity, providing a balanced lifestyle for residents of all ages.

In conclusion, this 4-bedroom end-terrace house stands as a testament to comfort, functionality, and prime location, catering to the desires of discerning homeowners and investors alike. Don't miss the chance to own a piece of Livingston's charm and convenience – schedule a viewing today and envision a future of contentment in this delightful abode.



Situated in a desirable Livingston neighbourhood, 1 Lamont Way offers easy access to local amenities, schools, and transport links. The area benefits from a peaceful residential setting while remaining close to shopping, leisure facilities, and commuter routes, making it ideal for families and investors alike.

Freehold Property.

Council Tax Band: B.

Factor Fees: N/A.

EPC: D.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Hallway

24' 8" x 5' 9" (7.53m x 1.75m)

A bright and welcoming entrance hallway featuring modern laminate flooring and three spacious storage cupboards, ideal for coats, shoes, and everyday essentials. The area is well-lit with contemporary light fixtures and benefits from central heating radiators for year-round comfort, along with conveniently placed electrical outlets for practical use. Hallway (front) 1.08mx2.82m

Kitchen Diner

18' 10" x 9' 9" (5.73m x 2.97m)

A spacious and versatile kitchen/diner offering an ideal setting for family living and entertaining. The room features modern vinyl flooring and an excellent range of wall and base units, providing ample cupboard and storage space. Well-positioned electrical outlets support a variety of appliances, while contemporary light fixtures create a bright and welcoming atmosphere. A central heating radiator ensures comfort throughout the year, and elegant French doors open onto a small private courtyard — perfect for outdoor dining or relaxing in a secluded setting.

Living Room

10' 4" x 15' 8" (3.16m x 4.77m)

A bright and comfortable living space featuring a soft carpeted floor and modern light fixtures, creating a warm and inviting atmosphere. Multiple electrical outlets provide flexibility for entertainment and lighting options. The room benefits from two well-sized windows — one overlooking the front of the property and the other offering a pleasant view of the private courtyard, allowing natural light to flow through from both aspects.



Bedroom 1

9' 2" x 8' 11" (2.80m x 2.72m)

A versatile bedroom with laminate flooring, light fixtures, and electrical outlets. A medium-sized window provides views of the private courtyard, making the room bright and airy, while central heating radiator ensures comfort throughout the year — ideal for a child's room, guest room, or home office.

Bedroom 2

10' 0" x 6' 6" (3.05m x 1.99m)

A versatile bedroom with laminate flooring, light fixtures, and electrical outlets. A medium-sized window provides views of the private courtyard, making the room bright and airy — ideal for a child's room, guest room, or home office. Note: unfurnished pictures generated with AI

Bedroom 3

12' 7" x 5' 9" (3.84m x 1.75m)

A spacious double bedroom featuring brand-new laminate flooring, light fixtures, and conveniently placed electrical outlets. A medium-sized window overlooking the front of the property fills the room with natural light, creating a bright and welcoming space.

Bedroom 4

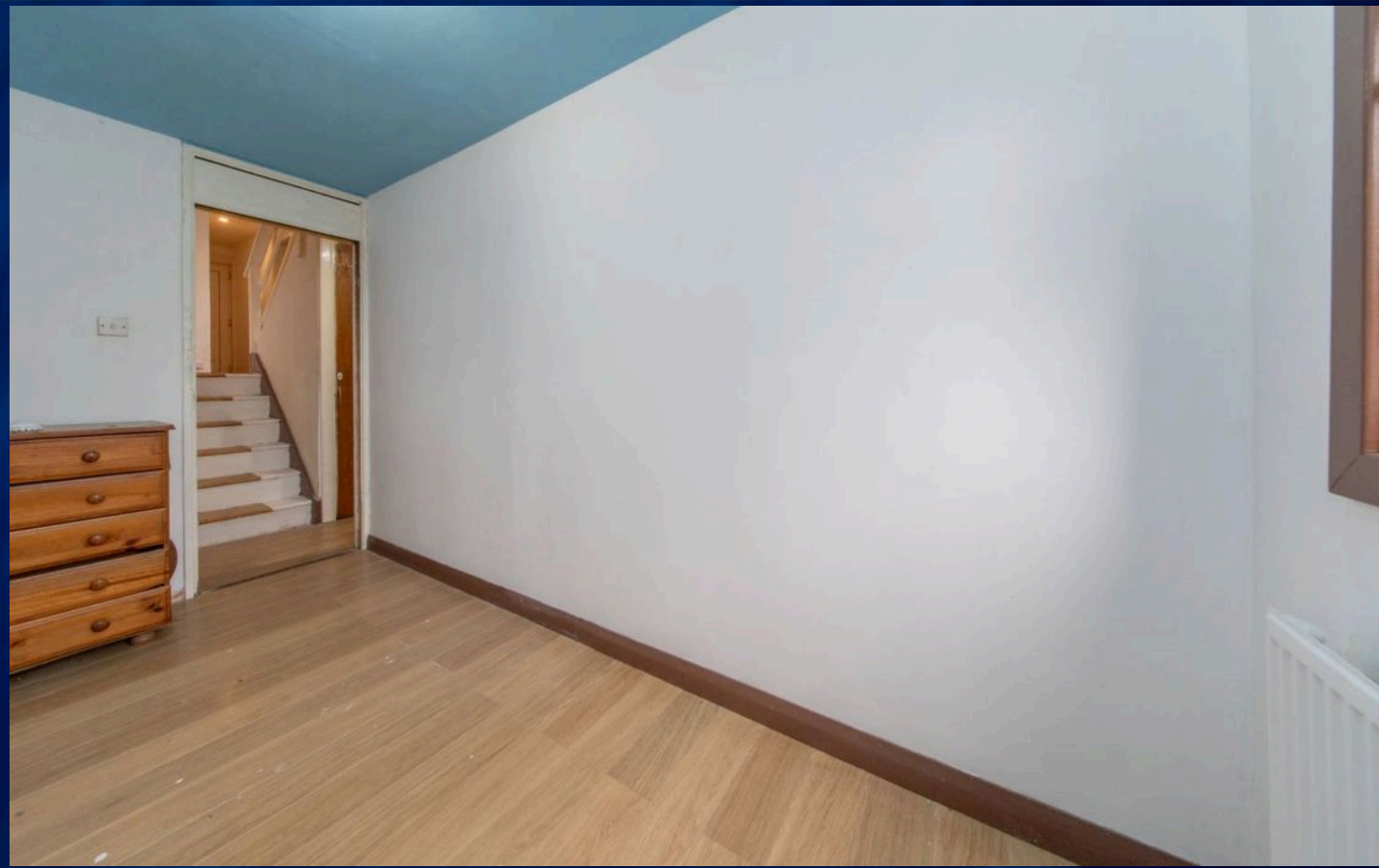
8' 9" x 15' 8" (2.67m x 4.77m)

A comfortable bedroom featuring carpeted flooring, a light fixture, and conveniently placed electrical outlets. A medium-sized window facing the front of the property allows natural light to fill the room, creating a bright and welcoming space.

Family Bathroom / Shower Room

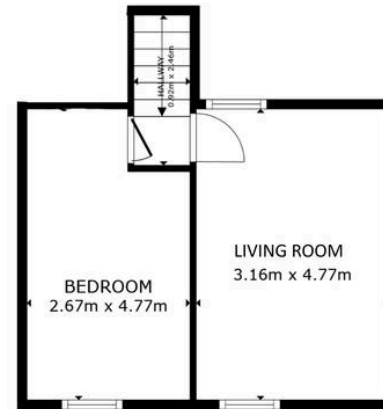
10' 9" x 5' 6" (3.27m x 1.68m)

A practical and modern shower room featuring a toilet, washbasin, and electric shower. The room benefits from vinyl flooring and tiled walls for easy maintenance. Light fixtures provide ample illumination, creating a bright and functional space for everyday use.





FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 61.3 m² FLOOR 2 32.4 m²
 EXCLUDED AREAS : VERANDA 1.6 m² PATIO 8.4 m²
 TOTAL : 93.7 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

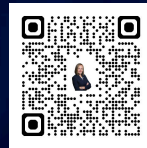




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