



62 Pinebank, Livingston

Guide Price £175,000 - £180,000





## 62 Pinebank

### Livingston

Welcome to Pine Bank, a beautifully presented four bedroom end-terrace home situated in the popular and well-connected Ladywell area of Livingston. This spacious and well-maintained property offers modern finishes, generous indoor and outdoor living space, and an ideal layout for growing families. With two bathrooms, plenty of storage, and a private, low-maintenance rear garden, it's ready to move straight into.

Upon entering, you're welcomed into a bright and airy hallway, which immediately sets the tone for this warm and inviting home. Just off the hallway, you'll find a fully tiled downstairs WC, complete with chrome accents and a heated towel rail, providing everyday practicality and guest convenience. The main lounge is located to the right and is an impressive, light-filled room that spans almost the full length of the property. With space for two large sofas, a media wall, and more, this room is both comfortable and versatile. Dual-aspect windows let in plenty of natural light, creating a bright and relaxing living environment.





The kitchen and dining area is equally impressive, offering a modern, stylish design with gloss cabinetry, splash-back wet-wall tiling, and chrome finishes throughout. A four-point gas cooker, integrated oven, and space for a dishwasher and fridge-freezer make the kitchen highly functional. The dining area comfortably fits a table for four, making it perfect for everyday meals and casual entertaining.

Upstairs, you'll find four well-proportioned bedrooms, all capable of accommodating double or king-size beds. The principal bedroom is a generous space with room for a king-size bed, bedside cabinets, and wardrobes. Bedrooms two and three are also spacious and ideal for children, guests, or home working. Bedroom four offers flexibility and can be used as a child's room, study, or dressing room, depending on your needs. The main bathroom is finished to a high standard with full wet-wall tiling, a large glass shower panel, neutral décor, and a clean three-piece suite perfect for family use.

To the rear of the home is a private and sun-drenched garden, enjoying a south-facing aspect and finished with monoblocking and stone slabs for easy maintenance. This outdoor space is great for entertaining, barbecuing, or simply unwinding in the sun, with room for garden furniture and storage. As an end-terrace, the property also benefits from added privacy and a more open feel. Communal parking is available close by, providing easy access for residents and visitors alike.



Located just a short walk from Aldi, local shops, and transport links, this home is ideally situated for daily convenience. It's within the school catchment for St Margaret's Academy and Inveralmond High School, with excellent travel links via the nearby M8 motorway and Livingston North train station, both offering quick access to Edinburgh and Glasgow. The home is also just a short drive from The Centre, Livingston, which provides a wide selection of shopping, dining, and leisure options.

This is a fantastic opportunity to secure a spacious, move-in-ready family home in a great location with all the amenities, schools, and transport connections you could need right on your doorstep.

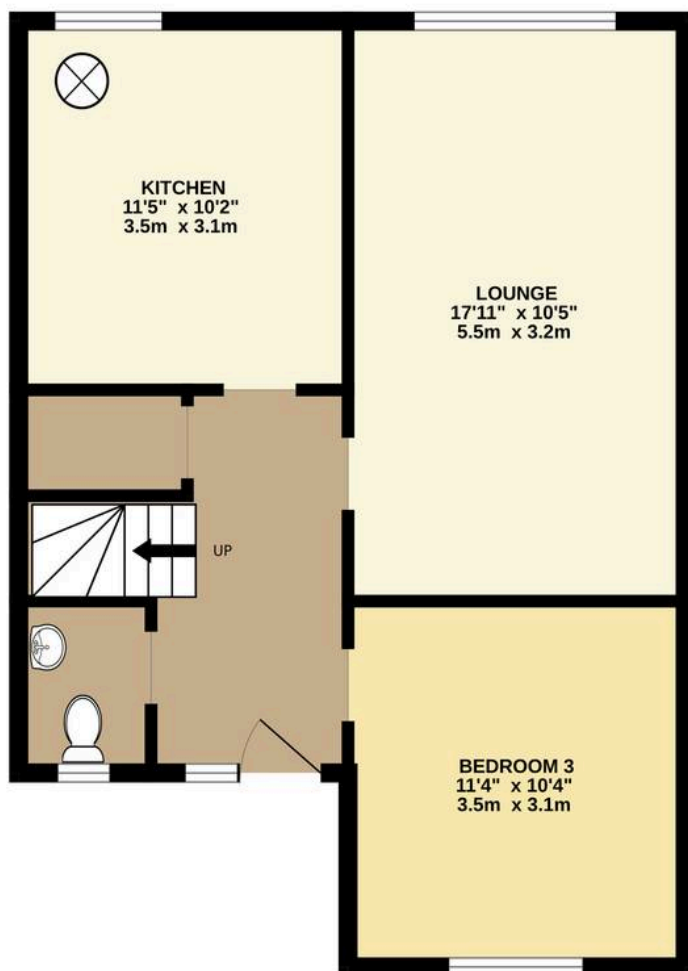
Council Tax band: B

Tenure: Freehold

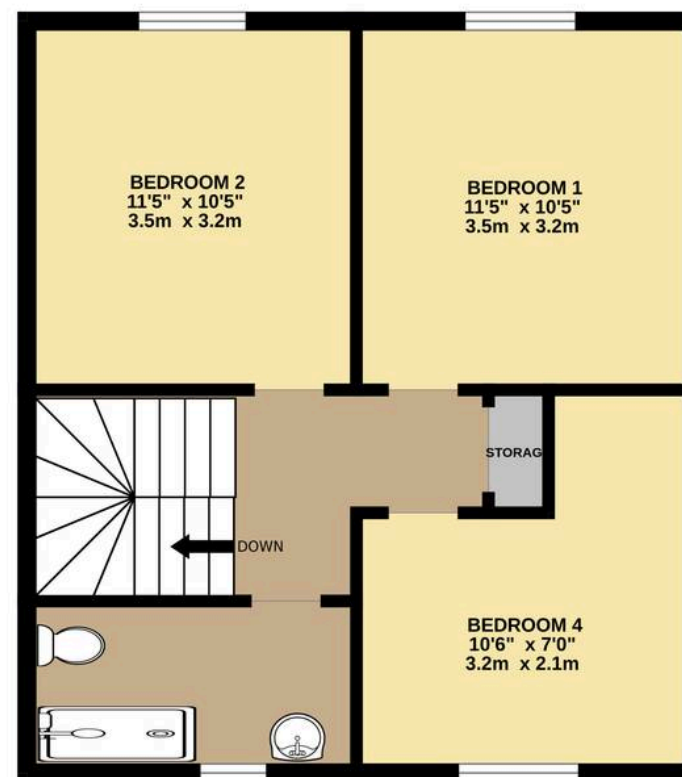




GROUND FLOOR



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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