



5 Quarrywood Court, Livingston

Offers Over £170,000



## 5 Quarrywood Court

### Livingston

Set within the highly sought after and historic surroundings of Livingston Village, this beautifully presented two bedroom ground floor apartment offers stylish contemporary living with a high quality finish throughout. Immaculately maintained and thoughtfully upgraded, the property combines modern décor, elegant design features and practical living space to create a home that is both comfortable and impressive. Benefiting from its own allocated parking space and a private south facing patio area accessed directly from the lounge, this is a fantastic opportunity to acquire a truly standout apartment in a desirable residential setting.

Step inside and you are welcomed by a bright and beautifully presented entrance hallway finished with stylish wood-effect flooring and crisp neutral décor, setting the tone for the quality found throughout the home. The hallway also benefits from useful storage and provides access to all accommodation.

Positioned to the rear of the property, the stunning lounge is undoubtedly one of the home's standout spaces. Finished with contemporary flooring, a striking feature wall and a lowered ceiling complete with integrated lighting, the room offers a modern yet cosy atmosphere ideal for both relaxing and entertaining. French doors flood the space with natural light and open directly onto the private south facing patio area, perfectly positioned for outdoor seating and enjoying the peaceful surroundings.

The modern kitchen has been thoughtfully designed with sleek gloss wall and base units, stylish worktops and contemporary splashbacks, all complemented by quality flooring and a dedicated dining area. Both practical and stylish, the space works perfectly for everyday living.



The impressive principal bedroom continues the property's premium feel with soft fitted carpeting, mirrored fitted wardrobes and a lowered ceiling with inset lighting, creating a luxurious hotel-inspired finish. The room further benefits from a beautifully upgraded en-suite shower room featuring striking dark tiling and contemporary fittings. The second bedroom is another generous double room, beautifully presented with fitted mirrored wardrobes and tasteful décor, making it ideal for guests, family members or home working. Completing the accommodation is the stylish main bathroom, fitted with a contemporary three-piece suite including bath, vanity storage and modern black fixtures, all finished in elegant neutral tones.

Externally, the property enjoys beautifully maintained communal grounds together with the highly desirable south-facing patio area positioned directly outside the French doors, creating a rare indoor-outdoor lifestyle often difficult to find within apartment living.

Quarrywood Court enjoys a peaceful yet highly convenient setting within charming Livingston Village which is one of Livingston's most sought-after residential areas, admired for its charming semi-rural feel whilst still offering excellent convenience for every-day living. Rich in character and history, the area enjoys a peaceful setting surrounded by mature woodland, scenic walking routes and the picturesque surroundings of the Almondell and Calderwood Country Park nearby.

Despite its tranquil atmosphere, Livingston Village remains exceptionally well connected. Livingston North and Livingston South train stations are both within easy reach, offering regular services to both Edinburgh and Glasgow, making the area particularly popular with commuters. The M8 motorway network is also close by, providing excellent transport links across Central Scotland.

A wide range of local amenities can be found nearby including cafés, restaurants, supermarkets, gyms and leisure facilities, whilst Livingston Centre offers extensive shopping and dining options including The Centre, Livingston Designer Outlet and a variety of well-known retailers.

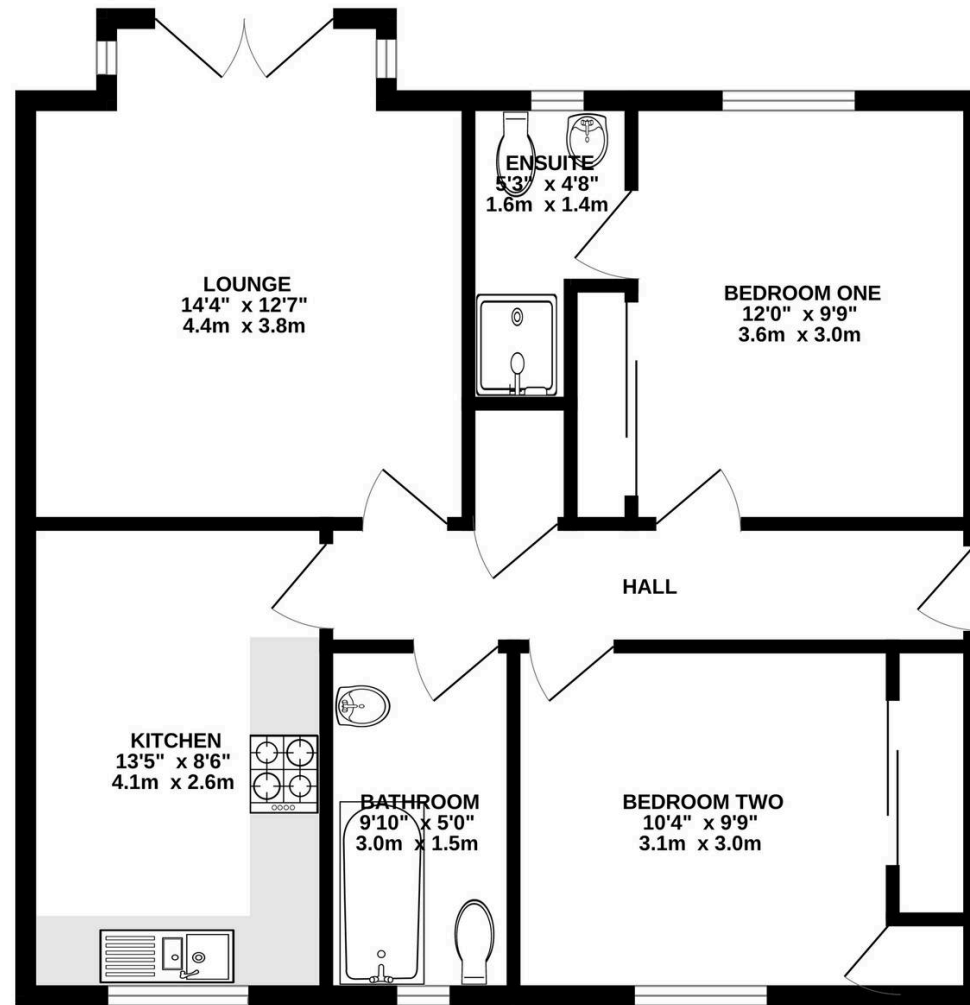
The area is also well regarded for schooling, with a selection of highly respected primary and secondary schools available nearby, further enhancing its appeal for a wide range of buyers.

Combining village charm, excellent connectivity and beautiful surroundings, Livingston Village continues to be one of the most desirable places to live within West Lothian.





# 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.  
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