





## 8 Scott Court, Livingston

Set within the popular and well established residential setting of Scott Court, Livingston, this beautifully presented four bedroom semi detached home offers a superb balance of contemporary styling, flexible living accommodation and excellent family practicality.

Occupying a peaceful position with woodland surroundings to the rear, the property further benefits from a private driveway, garage and an extremely useful utility/storage area located to the rear of the garage, making it perfectly suited to modern family life.

Step inside and you are welcomed by a bright and inviting entrance hallway finished with contemporary flooring, soft neutral tones and excellent built-in cupboard storage, immediately creating a sense of space and organisation from the moment you enter. The ground floor has been thoughtfully designed to offer both practicality and comfortable day-to-day living.

To the rear of the property, the impressive open-plan kitchen and dining space truly forms the heart of the home. Beautifully finished with sleek matte dark cabinetry, contrasting wood-effect worktops, integrated appliances and recessed ceiling lighting, this stylish room combines modern design with functionality. The generous layout comfortably accommodates a large dining table, creating the perfect environment for entertaining, family meals or relaxed evenings at home. Large windows and doors allow natural light to flood the space, enhancing the bright and airy atmosphere throughout.

Flowing seamlessly from the kitchen is the spacious lounge, a warm and comfortable retreat finished with soft carpeting and tasteful décor. The room enjoys excellent natural light and features striking bi-folding doors which open directly onto the rear decking area, creating an ideal indoor-outdoor connection during the warmer months.

Positioned just off the lounge is the versatile fourth bedroom, currently utilised as an additional family room, offering fantastic flexibility depending on individual requirements.



Whether used as a guest bedroom, home office, playroom or second sitting room, it provides valuable additional living space rarely found in homes of this style.

Completing the ground floor accommodation is a modern shower room finished with stylish wet wall panelling and contemporary fittings. In addition, the substantial utility/storage area located to the rear of the garage provides exceptional practicality, offering ample space for laundry appliances, additional fridge/freezer storage and everyday household organisation.

Ascending upstairs, the property continues to impress with three generously proportioned bedrooms, all beautifully presented and offering excellent space for furnishings and storage. The principal bedroom is particularly impressive in size, featuring mirrored wardrobes, dual aspect windows and an abundance of natural light creating a bright and relaxing atmosphere. The remaining bedrooms are equally well-proportioned and ideally suited for family living.

The upper shower room has been finished to a particularly high standard and features sleek black fittings, contemporary vanity storage, wet wall boards and a luxurious modern finish which elevates the overall feel of the home.

Externally, the fully enclosed rear garden has been designed with low maintenance in mind and offers an excellent outdoor space for both relaxing and entertaining. A large decking area provides ample room for outdoor seating and dining, whilst the artificial lawn ensures year-round usability. The woodland backdrop to the rear creates an excellent degree of privacy and a peaceful setting rarely found within such a convenient location.

Scott Court enjoys a highly convenient position within Livingston, offering easy access to a wide range of local amenities including excellent schooling, shopping facilities, restaurants, leisure amenities and superb transport links. Livingston North and South train stations are both within easy reach, whilst nearby access to the M8 motorway allows straightforward commuting to both Edinburgh and Glasgow.

Offering stylish interiors, versatile accommodation and excellent practicality throughout, this impressive family home presents a fantastic opportunity for buyers seeking contemporary living space within a sought-after Livingston location.

Home Report Value- £220,000

EPC - D

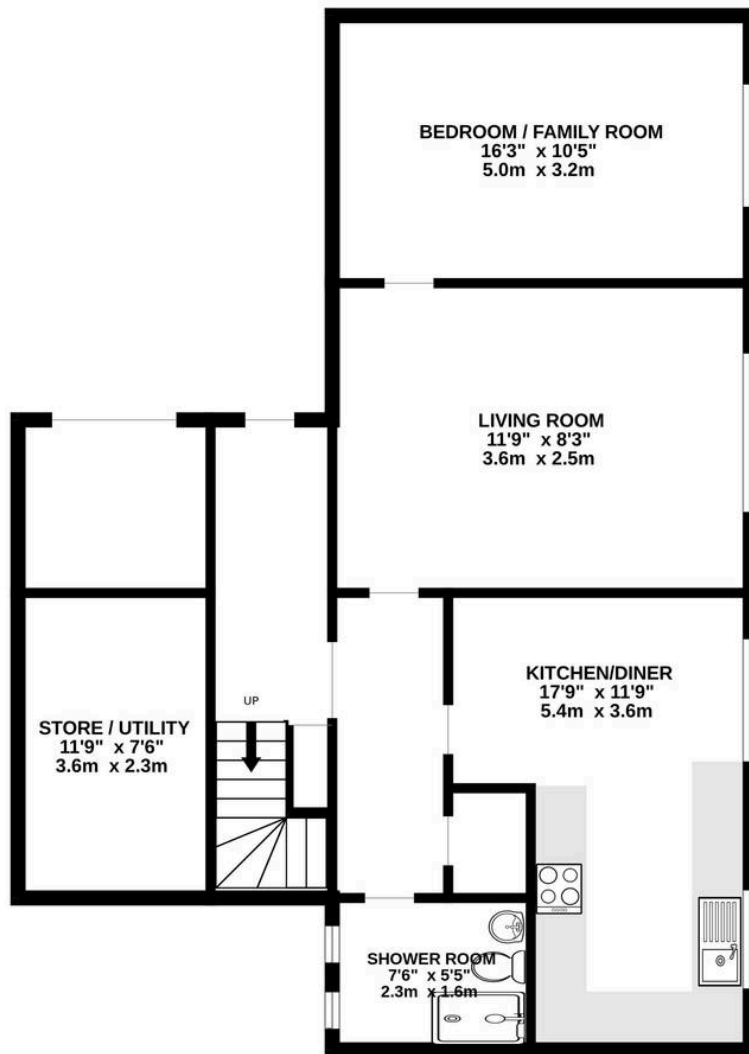
Council Tax Band - C

Square Ft- 1399/130m<sup>2</sup>





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.  
 Made with Metropix ©2026



## Bridges Properties

15 Shairps Business Park, Livingston - EH54 5FD

01501519435

[info@bridges-properties.co.uk](mailto:info@bridges-properties.co.uk)

[www.bridges-properties.co.uk/](http://www.bridges-properties.co.uk/)

