



16 Lamont Way, Livingston

Offers Over £130,000



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Welcome to Lamont Way, a fantastic two bedroom end terrace home offering generous living space, a superb open plan layout and a beautifully landscaped rear garden designed for making the most of the warmer months. Perfectly suited to first time buyers, young families or those looking to downsize without compromising on space, this is a home that offers both character and practicality in equal measure.

Step through the front door and you're immediately welcomed into a bright entrance hallway before the home opens up into an impressive open plan lounge and dining area. This is undoubtedly the heart of the property, offering a wonderful sense of space with beautiful wooden flooring flowing throughout and an abundance of natural light pouring in through the large patio doors.

A charming multi fuel stove takes centre stage, creating a cosy focal point that makes the room equally inviting during the winter months, while the open layout provides plenty of flexibility for both everyday family life and entertaining guests. Whether it's relaxing in front of the fire or hosting friends for dinner, this is a room you'll love spending time in.

The living space flows effortlessly into the kitchen, creating a sociable environment where everyone can stay connected. Fitted with a range of wall and base units, generous worktop space, an integrated fridge, integrated dishwasher, gas hob and oven, the kitchen is both stylish and practical. A second set of patio doors opens directly onto the rear garden, making summer barbecues and outdoor dining feel like a natural extension of the home.

Upstairs, the bright landing gives access to two excellent double bedrooms, the contemporary shower room and useful built-in storage. The principal bedroom is a particularly generous retreat, complete with an extensive range of fitted wardrobes spanning almost an entire wall, providing exceptional storage without compromising on floor space. There's ample room for a king size bed and additional furniture, making this a room that's as practical as it is comfortable.



Bedroom two is another well proportioned double, benefiting from built-in storage and offering excellent versatility as a guest room, nursery or home office.

Completing the accommodation is the modern shower room, finished with full height tiling and comprising a large walk-in shower, vanity unit with wash hand basin, WC and chrome heated towel rail.

Outside is where this home really comes into its own. The enclosed rear garden has been thoughtfully landscaped to create a fantastic low maintenance space, featuring raised timber decking, an artificial lawn and mature trees and hedging that provide an excellent degree of privacy. Whether you're enjoying your morning coffee, entertaining friends or watching children and pets play safely, it's a garden that's designed to be enjoyed all year round.

With its spacious open plan living, character features, generous bedroom sizes and attractive outdoor space, this wonderful end terrace home offers an excellent opportunity for buyers looking for a property that's ready to move into while still offering plenty of warmth and personality.

Situated within the popular Knightsridge area of Livingston, this property enjoys a convenient location close to a fantastic range of local amenities, making it an excellent choice for families, first time buyers and commuters alike. Everyday essentials are within easy reach, with local shops, supermarkets and healthcare facilities all nearby, while The Centre Livingston and Livingston Designer Outlet offer an extensive selection of retail, restaurants, cafés and leisure facilities just a short drive away.

The area is well served by highly regarded schooling, including Knightsridge Primary School and Deans Community High School, both within easy reach, making this an ideal location for growing families.

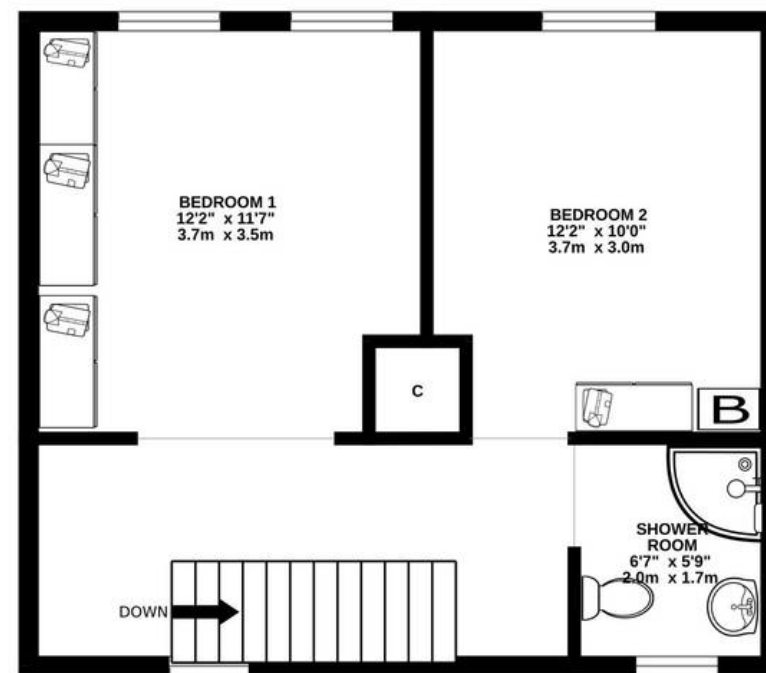
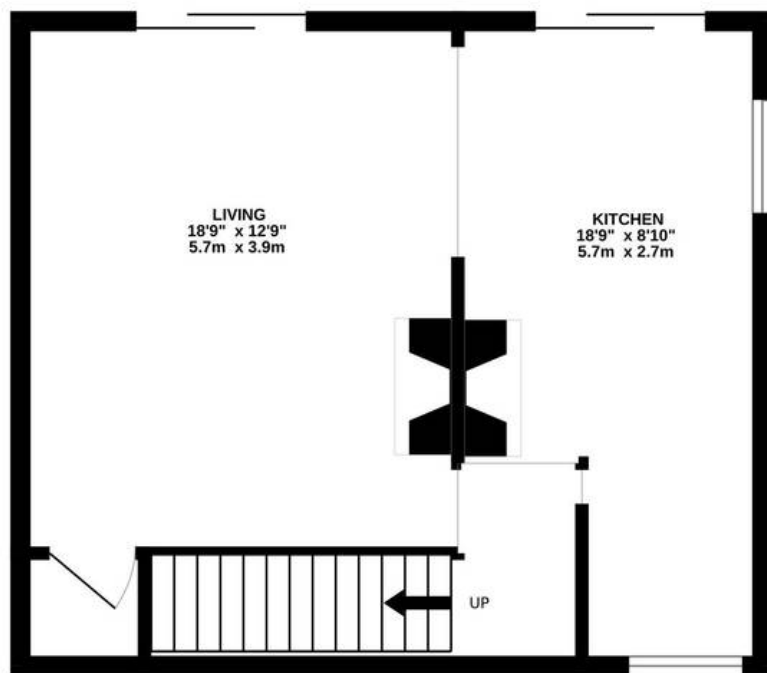
For those who enjoy the outdoors, residents can take advantage of the nearby Almondell & Calderwood Country Park, local parks and scenic walking and cycling routes, providing plenty of opportunities to enjoy the surrounding green spaces.

Commuters are exceptionally well catered for, with Livingston North Railway Station just a short distance away, offering regular services to both Edinburgh and Glasgow.

Excellent road links via the M8 motorway also provide quick and convenient access across the Central Belt, making Knightsridge a highly desirable location for those travelling for work.









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